

LEMHI FEED AND FARM STORE

Salmon, Idaho

THE COMPANY

The Lemhi Feed and Farm Store offers more than the basic farm store. The store provides Ag products, Ag supplies, clothing, camping equipment, a full line of equestrienne products, bulk and bagged feed, small tools, bulk bolts, and fencing for the entire Lemhi Valley. The 4,800 SF store is located on a 22,000 SF site on Highway 93 Frontage. The facility consists of outbuildings and storage with a stocked lower floor. The owner would lease out the current location or can make a larger property available if a buyer has an interest. Lemhi Feed and Farm is an anchor store for the community featuring high quality products at competitive rates. The owner built the store in 2001 and has maintained historic sales of \$1.4 to \$1.5 million per year generating a solid net operating profit of \$125,000 to \$150,000. The company is an Intermountain Farmers Associate that has helped keep the store competitive with lawn and garden, pet and tack suppliers; in fact, the company is continually expanding their product mix with farm gates, wire, feed, salt, and custom fertilizer. If it has to do with ranching or farming, Lemhi Feed and Farm is the valley's principal supplier.



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THE LOCATION

The store is located off the intersection of Highways 93 and 28. **Salmon is nestled at the base of the historic Frank Church Wilderness Area hosting presidents, celebrities, and River Rats from all over the World. Salmon is the destination place to escape from the Rat Race and relax and enjoy historic River of No Return, Trophy Elk, pristine snowmobiling in uncut powder, pulling in native Steelhead and so much more!! Salmon was the host city for Lewis and Clark and the birthplace of Sacagawea.**

THE CUSTOMER

The City of Salmon is self sufficient thanks to the effort of the owners to maximize the inventory offering to include bulk and specialty items. Footwear, hardware, bulk and bagged feed, fencing and gates, saddle and tack, lawn products, custom fertilizer, and sporting goods are available at competitive prices. The owner has worked retail in many areas across the West and the customers in Salmon are the best people to work with; loyal and supportive.

THE REASON FOR SELLING

For the last several years the success of Lemhi Feed and Farm has generated capital for the owner to start other businesses; these businesses are not competitive to the store but are now requiring more time and management from the owner. The decision has been made to sell this store and focus on the new projects. He is motivated to sell and move on. The business has never been stronger.

THE IDEAL BUYER

Lemhi Feed and Farm is a strong anchor store for the community. The store was built with an active owner-operator and this model would prove to be the most viable. Good management and retail experience will be required. The store has a strong core of experienced employees, excellent supplier relationships, and market coverage. The seller is motivated to sell and has the stability to analyze different offers. The owner is willing to look at trades that make sense for both buyer and seller.

ASKING PRICE

\$900,000

(Price includes inventory of +/- \$550,000)

TERMS:

Cash

PURCHASE PRICE ALLOCATION

| | |
|---------------------------|----------------|
| Business Assets | \$100,000 |
| Net Operating Profit (x2) | 250,000 |
| Inventory | <u>550,000</u> |

Purchase Price \$900,000

All values provided by Seller

INCOME STATEMENT SUMMARY

Contact Agent for Confidential Financial Information

Visit these web sites for additional information on Salmon, Idaho:

www.salmonidaho.com
www.salmonchamber.com

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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **BILL SPOFFORD**, will then contact you. If you prefer, this agreement can also be requested by contacting us at **208-535-9905**. The information above has been provided by the seller. Arthur Berry & Company makes no representation as to its reliability. Price and terms subject to change at seller's discretion. FILE IF-3832