

PRODUCE PACKING AND STORAGE FACILITY

Weiser, Idaho

THE BUSINESS

This facility has been used for a variety of produce packing throughout the years. Currently it is being operated as an onion packing plant. The current owner will guarantee onion supply should the new owner continue the onion operations. However, the facility could be modified to pack a variety of produce from apples to tomatoes. The site can both process and store produce.



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THE LOCATION

The property is located in one of the most fertile growing areas of Idaho. The Idaho-Eastern Oregon onion industry is one of the largest producers of summer storage onions in the country with approximately 23% market share in the national value of production.

ASSETS INCLUDED

The sale includes all real estate and onion packing equipment. Long term training or support from the seller is negotiable. The main facility has rail and State Highway access for good transportation access. The real estate being offered is located on two separate parcels. The main parcel has 8 buildings and a house totaling 78,202 square feet on approximately eight acres. The second parcel houses a 7,500 square foot building.

THE MARKETS

The facility is in one of the most productive agriculture areas of the country. The Idaho-Eastern Oregon onion industry is one of the largest summer storage onion production regions in the country. In terms of the area planted, this region is the second largest following California. Idaho growers harvested approximately 8,800 acres of onions in 2009, up 2 percent from last year. Onion acreage planted in Idaho is estimated at 9,000 acres, also up 2 percent from 2008. The Idaho-Eastern Oregon region's market shares in the total national production of summer storage onions were 26.6% in 2004 and 20.6% in 2006. The region was ranked as the first and third largest producer of summer storage onions in the country in these two years.

THE REASON FOR SELLING

The owners wish to retire.

THE IDEAL BUYER

A Farmers Coop or company wishing to expand into the area could build on this established business.

ASKING PRICE
Negotiable

TERMS:
Owner will consider
some financing

ASSETS (estimated cost)

Office Furniture & Equipment	\$16,835
Forklifts	295,000
Leased Forklifts	218,000
Onion Packing Equipment	1,390,400
Real Estate	<u>2,645,593</u>

Total Assets **\$4,565,828**

All values provided by Seller



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ARTHUR BERRY & COMPANY



Business Brokerage Professionals

960 Broadway Avenue, Suite 450
Boise, Idaho 83706

For more information visit www.arthurberry.com or contact:

LENNY NELSON 208-639-6173 nelson@arthurberry.com
KIP MOGGRIDGE 208-639-6169 kipmogg@arthurberry.com

TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agents, **LENNY NELSON & KIP MOGGRIDGE**, will then contact you. If you prefer, this agreement can also be requested by contacting Lenny or Kip at **639-6173** or **639-6169**. 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 4132