

HIDDEN SPRINGS CREAMERY BUSINESS FOR SALE

Very unique sheep farm with award-winning artisan sheep cheese plant located near Westby, Wisconsin. Profitable business with solid future growth potential. Extremely well kept property and modern operations. Located in a beautiful area with scenic views.

The farm has multiple housing buildings to manage all of the animals from birth through milking. Newer milking parlor allows for fresh and high quality milk for the cheese plant as needed. Parlor has spare capacity to triple sheep herd.

- 32 acres of land
- Multiple housing buildings for animals (approximate sizes)
 - Adult animal building – 45 x 15 ft
 - Youngstock building – 50 x 68 ft
 - Youngstock building – 33 x 50 ft
 - Freestall building 80 x 300 ft with 20 x 80 lean to
 - Adult building – hoop house 20 x 40
- Newer double 12 milking parlor with 600 gallon milk bulk tank
- Employee housing – 2 studios shared bathroom 12 x 30
- Herd included – approximately 700 milking sheep and youngstock (closed herd)
- Feed included - (hay, straw and milk replacer)
- Machinery included: skid steer, truck, milk trailer, milk replacer feeders
- EXCESS MILK IS SOLD FOR PROFIT, GROWING AT 15% PER YEAR



The cheese plant has the capability to make numerous cheeses from fresh varieties to aged over one year. Multiple cheese types have been produced: fresh cheeses, feta, manchego, and specialty aged varieties.

- 30 x 53 ft cheese plant built in 2006
- 200 gal oval cheese vat
- 200 gallon vat pasteurizer
- 2 cheese presses
- 12 x 12 walk in freezer
- 8 x 18 stand alone cooler
- 6 aging rooms (2 caves, 2@8 x10, brand new building 24x24 and 12x24)
- numerous cheese forms
- further expansion plans in place



The cheese business includes all the cheese formulas, the brand name, labels, website, customer lists and all inventory being aged.

- Upper Midwest specialty retail customers, cheese stores and restaurants
- Recognized brand name with attractive labels
- Well-managed cheese inventory (approximately 20,000 lbs.)
- Numerous well-established repeat customer list
- CHEESE SALES GROWING AT 25% PER YEAR
- CURRENTLY HAVE CAPACITY TO TRIPLE MILK AND CHEESE VOLUMES

Newer country style house and additional guest building included

- 76 x 39 ft house with 2 car garage
- Second living quarters for guests and separate meeting facilities
- Licensed Bed & Breakfast that has supplied additional income
- UNTAPPED PROFIT POTENTIAL FROM TOURISM, MEAT AND WOOL



Prefer a turnkey sale that includes everything - willing to stay on for a short transition period as needed. Price breakdown to be provided.

TURN KEY PRICE FOR ALL FACETS OF THE BUSINESS = \$2.5 million