

FOR SALE

MARSHWATCH FARMS



Marshwatch Farms is 20 Acres of sustainably farmed & organically certifiable land with an ideal location. This lake-front farm is a successful CSA (Community Supported Agriculture) and farm market with opportunities for expansion. Marshwatch Farms is recognized as one of Scott County's leading innovators of small- scale farming receiving several conservation awards.

A partially furnished house, out-buildings, 30 X 72 foot hoop-house, equipment, client base & income from CRP is included.

Contact: Joe & Terrie Adams,

612-710-2062

joe@marshwatchfarms.com

INTRODUCTION

The MarshWatchFarms Story

MarshWatch Farm began when we acquired this lovely 20-acre farmstead in 1996 with no more thought than having it as an investment property. That status changed with several significant-for-us events : our 3 years in Peru living among the very poor, our years as U.S. National Park volunteers where we heard farm stories about many parts of our country, and the sudden death of our farm manager in 2008.

From our Peruvian experiences we observed that the very poor (our neighbors during that time) do not get enough to eat but eat more nutritiously than most in our country. We came to this conclusion the first time we walked aisles of a major U.S. supermarket and did not recognize any of it as food! No food was visible, only cardboard boxes filled with nutrition-less processed stuff. The consequences are all around us: obesity, diabetes, etc.

From our 5 years volunteering in our U.S. National Parks and meeting many retiring farmers from across the West and Midwest, we learned firsthand the fate of so many farms - - some specialty farms like peach and almond farms and garden seed farms - - going to developers, lost forever to food. From the sudden departure of our farm manager in 2008 we concluded that it was time for us to come back to Minnesota to take care of this property. In 2008, a year our country teetered on recession/depression, we decided we would grow "people food."

The 2009 season opened with our planting just 10,000 sq. feet to test out our ideas as well as our energy at this just-out-of-retirement stage of life for us. To our great delight we found the soil to be sandy loam, ideal for raising vegetables. Our location along a highway near 3 cities of commuters serves well for a farm market which is what we did that first year. That year we also partnered with Scott County to add a living snow-fence and a filter strip along the lake.

In 2010 we began a 40-member Community Supported Agriculture (CSA) approach to the market. We took two horse stalls in the barn and converted them into a walk-in cooler, added an irrigation system to the east field, built a hoop house, added a members' shelter, a blue bird walk, and hired an intern.

We started using a soil scientist for guidance on how to build the soil naturally. Our farm began hosting cooking classes and social events for our members. Our members choose which day of the week (Tuesday-Saturday) that they wish for picking up their veggies and come to the farm; this assures all veggies are kept at maximum freshness as well as members can relax or picnic in the members' shelter, take a hike, watch the chickens, and enjoy the lakeside views. We started *The Mews*, our weekly newsletter.

The following years we upgraded buildings with insulation, new windows and doors, upgraded electricity, and painted the newly converted chicken coop, pole barn, and the barn. We opened our CSA market to 60 members as well as continuing our farm market, and are a farm market partner with the Emergency Food Network. We planted raspberries, currants, rhubarb, asparagus, and tea plots. We raise chickens for eggs. We expanded our market to include our jams, herbal vinegars, pickled items, eggs, honey as well as fall shares for up to 20 members, thereby extending the season to the end of November. We have 2 interns annually, mainly because of our age.

We also enjoy local political groups as well as high-school, college, and special-needs educational groups using our farm for classes and projects.

From all of these experiences we feel very blessed: a beautiful, fragrant setting with undulating fields along a small lake; friendly members who value local, healthy food and are willing to try new veggies; lots of curious kids chasing butterflies and toads in the snow-fence; bounty beyond belief as well as weather challenges that wrack our brains; hens cackling after laying a great egg; farm partners; and great sound sleep at the end of each fresh-air day outside.

The farm is poised to grow due to its proximity to many large communities with farmer's markets, to unused acreage, to the increasing awareness of healthy, local food, to the infrastructure put in place that needs younger energy than we have. Our hope is finding a farmer who will build upon what we have begun.

Joe & Terrie Adams

Marshwatch Farms

1396 Country Trail W. (State Highway 282) Shakopee, MN 55379

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County:	Scott
Township:	Sand Creek
School District:	Jordan, MN
Fire:	Jordan, MN
Type:	Organic Farming, CSA & Farm Market
Number Acres:	20



Lake Frontage:	1,700 ft. approx.
Lake Name:	Geis Lake 170 Acres

Zoned:	Ag 1/40
Auto:	New 2012 stone driveway & parking

Financial:

Taxes	\$1,200.00 - 2012 Homestead, Agriculture
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Home (partially furnished):

Year Built:	1920's, Owned since 1996
Living Room:	12' 6" X 17' 5"
Kitchen:	9' 6" X 15' 6"
Dining Room:	10' X 15'
Bed Room 1:	9' X 12'
Bed Room 2:	8' X 11'
Bed Room / Office:	8' 3" X 12' 8"
Full Bath:	Tub w/ Shower, Plumbing updated 2011 & 2012
1/2 Basement w/ Crawl Space	
Construction:	Frame/Wood
Roof:	Asphalt New 2006
Carpet;	New 5/2013
Windows	Replaced 2009
# of Stories:	1
Exterior Finish:	Vinyl w/ Gutters & Downspouts
Lot Description:	Rolling

Appliances:

Kenmore Washer 2009, Upright Freezer (barn) 2009, Frigidaire Gas 5-Burner Stove 2012, Samsung French Door Refrigerator 2012, Kitchen Aid Dishwasher, Maytag Microwave w/ Exhaust Fan

Utilities:

Well:	2 Horse Power Pump 2011
Heat;	Natural Gas, Forced Air
Cooking:	Natural Gas
Septic:	Double Mound System 1997
Heating:	Forced Air

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Out Buildings:

Pole Barn (Built 1985):

26' X 36'
Upgraded Lighting & Electric Service
Gravel Floor 2011
Double OH Doors
1 Service Door
Painted 2011

Barn (Built 1920's):

Walk-in Cooler,	24' X 30'
Water, Freeze Proof Hydrant	12' X 12' 6," (2010)
Insulated, Lower Level	2012
Electric Heat	2011
New Windows	2011
Steel Roof 2010	2011-2012
Extras;	2010
	Cement Floor, Tool Crib, Employee Lockers, 2 Work Benches Oversized Haymow w/ Original Hay Track and Hooks

Member Shelter (Built 2010):

20' X 30'
Open Sided, Cement Floor, Steel Roof,
High Wind Strapping, Gutter/South
Utility Sink w/ Water



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Chicken Coop (Built 1937):

12' 6" X 24' 6"

3 Pens w/ Nesting Boxes

Insulated Level 1

New Windows

Granary 2nd Level

50' X 50' approx. Fenced Free Range Yard



Hoop House (Built 2010):

30' X 72' X 17'

USDA EQUIP Grant

Roll-up Sides

Tractor Entrance N. Side

Personal Entrance South Side

Shade Cloth



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Other Features:

4.7 Acres CRP (Conservation Preserve Program)
Living Snow Fence, Full Frontage / Prairie Restoration, Expires 2024
Living Filter Strip / Prairie Restoration, Expires 2019

3+ Acres, approx. Drip Irrigated with zone controls,

2+ Acres Fallow perfect for pasturing

1/4 Mile Nature Trail (20 Blue Bird House Walk)

1/2 Acre Wooded Area in N E Corner of property

RV Pad w/ Lake View & Partial Hookups

Out Building Lighting:

Exterior - LED w/ motion detectors,
Walk-in Cooler - LED w/ motion detectors
Chicken Coop - LED
Barn & Pole Barn - CFL & Florescent

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Crops / Products:

60 + Varieties of Greens, Vegetables, Herbs, Flowers

150' Raspberries

70' Currants

4 6' X 8' Raised Tea Gardens

16' X 40' Herb Garden

50 Laying Hens w/ coop and tractor coop

Bee Hives (property of Bee Keeper)



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Equipment Included:



Kubota B 3200 Diesel Tractor,
(2012)

Kubota LA 504 loader,
(2012)

Buckeye Tractor 4' / 6' Mulch
Layer Class 1, 3pt.,
(2009)

Buckeye Tractor chisel point drip-
line reel attachments,
(2009)

Land Pride, 48" Rotary Mower, PTO, Class 1, 3 pt., (2012)

Ground Force Model YJR 050 48" Tiller, PTO, Class 1, 3 pt., (2009)

Huskuvarra 600 Tiller (2013)

Huskuvarra 128 LD Weed Whip, (2011)

King Kutter Model 500 Broadcast Seeder, PTO, Class 1, 3 pt., (2011)

Walco Douglas Cultivator, 9 Spring Steel Tines, (2011)

Potato plow, (2011)

Fimco Electric Pull Behind Sprayer, (2009)

Toro 21" Walk Behind Self Propelled Mower, (2010)

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Miscellaneous:

Cameron Pallet Forks, (2011)

Scott walk behind seeder, (2009)

Triton tilt trailer 5' 4" X 8' 2"

Port-a-potty

Compressor

Member Shelter:

Sink w/ running water

Furniture

Sales rack & gondola

Scales, hanging & platform

Baskets, (used for displays)

Walk-in Cooler:

Computer Controlled Refrigeration

LED Lighting

4 Shelving

Totes, 1/2 Bu., 1 Bu., Misc sized

3 Roller Tables

Chickens:

50 laying hens

Waterers

Feeders

LED Lights

Feed

Tractor Coop:

Holds 30 Hens