



LARGE VEGETABLE FARM OPPORTUNITY

CLOSE PROXIMITY TO PHILADELPHIA & NEW YORK



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Murray Wise
ASSOCIATES LLC

SHEPPARD FARMS

GROSS ACRES

904±



TILLABLE ACRES

568±



The Jones Island Division of Sheppard Farms is one of the largest vegetable producing farms in New Jersey. This fertile farmland on the Delaware Bay has historically produced cucumbers, tomatoes, sweet corn, lettuce, bell peppers, wheat, and asparagus among other specialty crops. Located 40 miles from Philadelphia and 110 miles from Manhattan this farm is perfectly located to supply fresh produce to the large metropolitan Northeast market.



OFFERING DETAILS

Address: Jones Island Road, Lawrence, NJ 08311

Acres: 904±

Tillable Acres: 568±

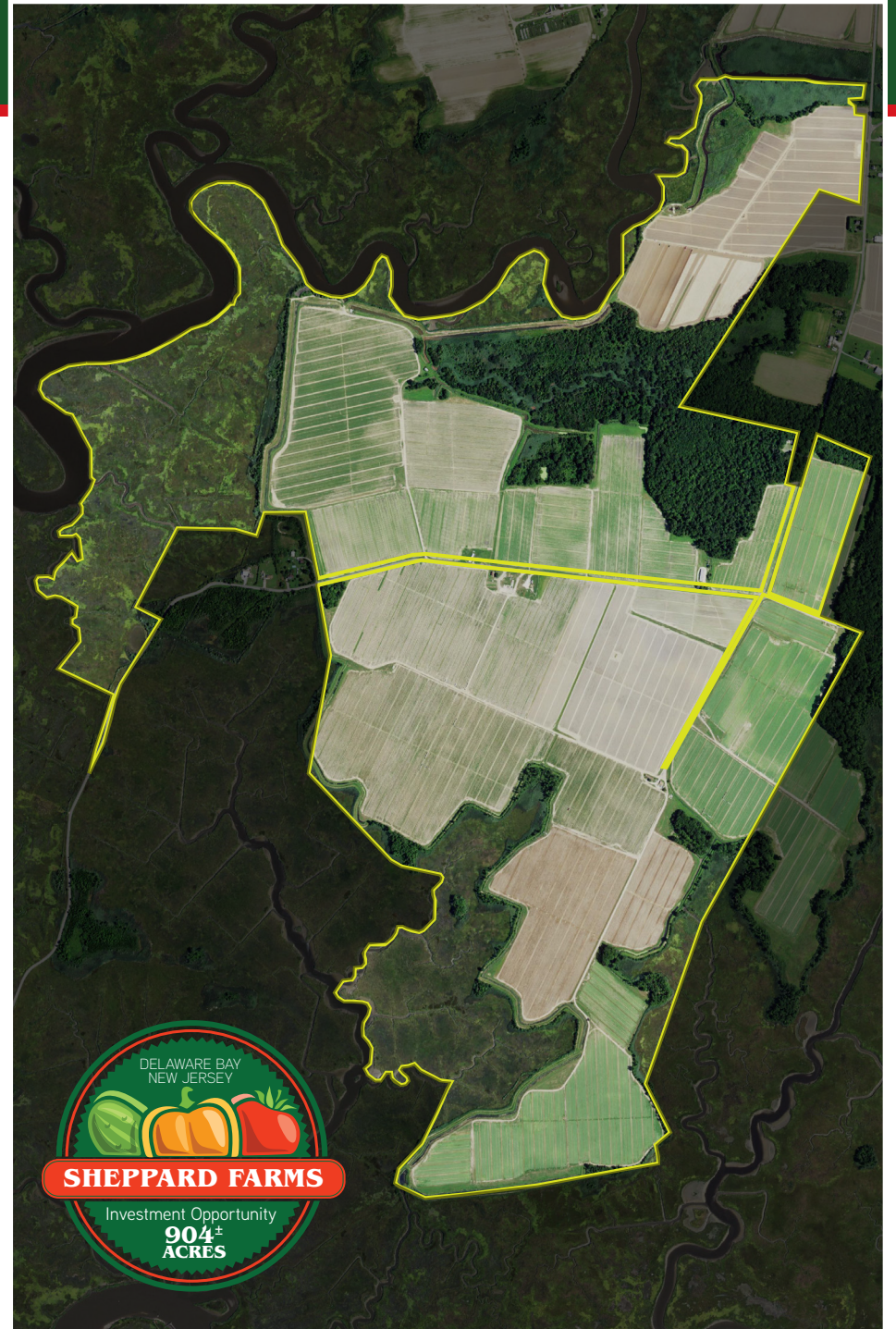
Irrigation System: Drip Lines

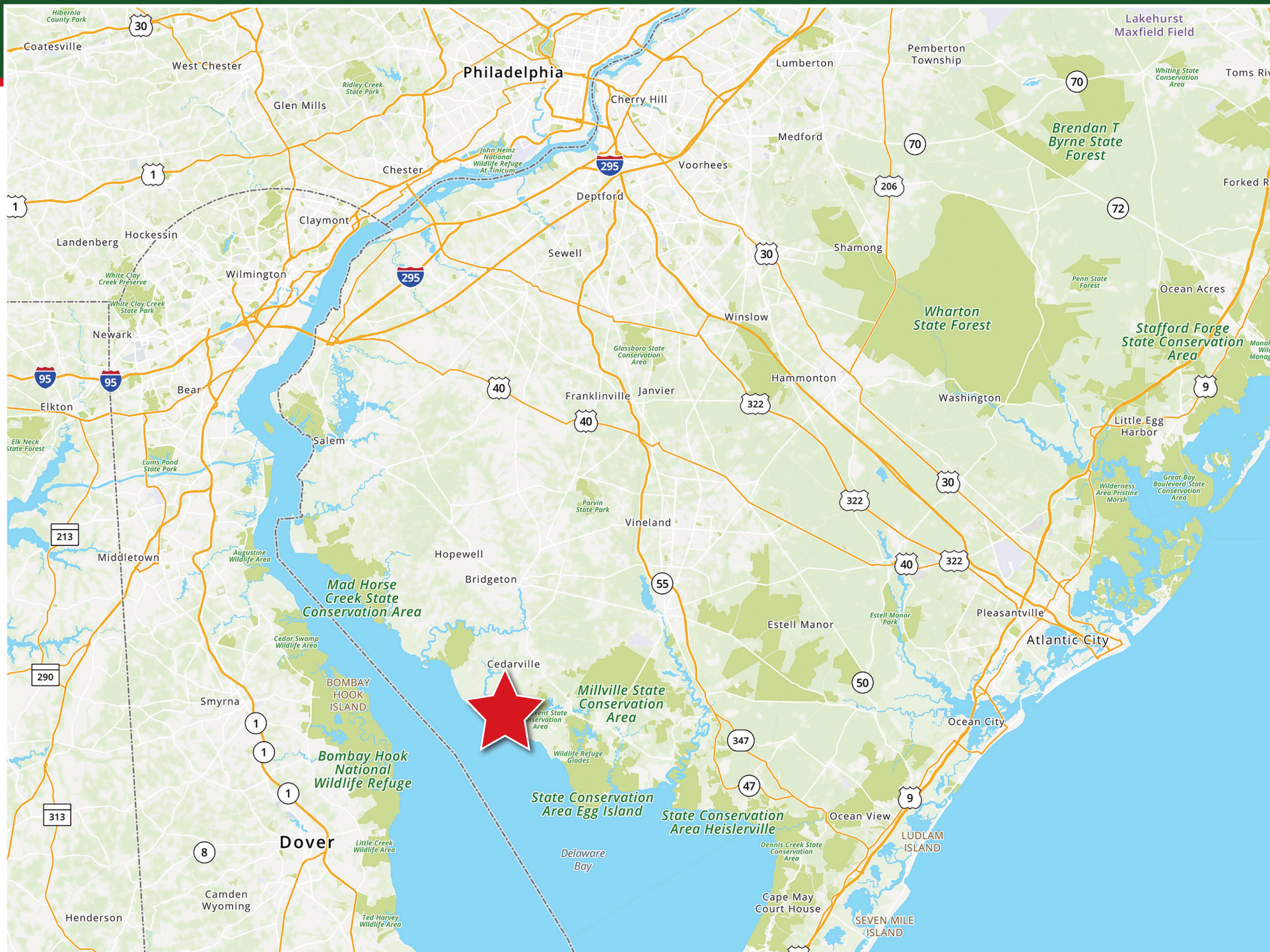
Ag Preserved Acres: 670.42±

Structures: Migrant Labor Housing

Sealed Bid Deadline: July 28, 2022 - 5PM EDT



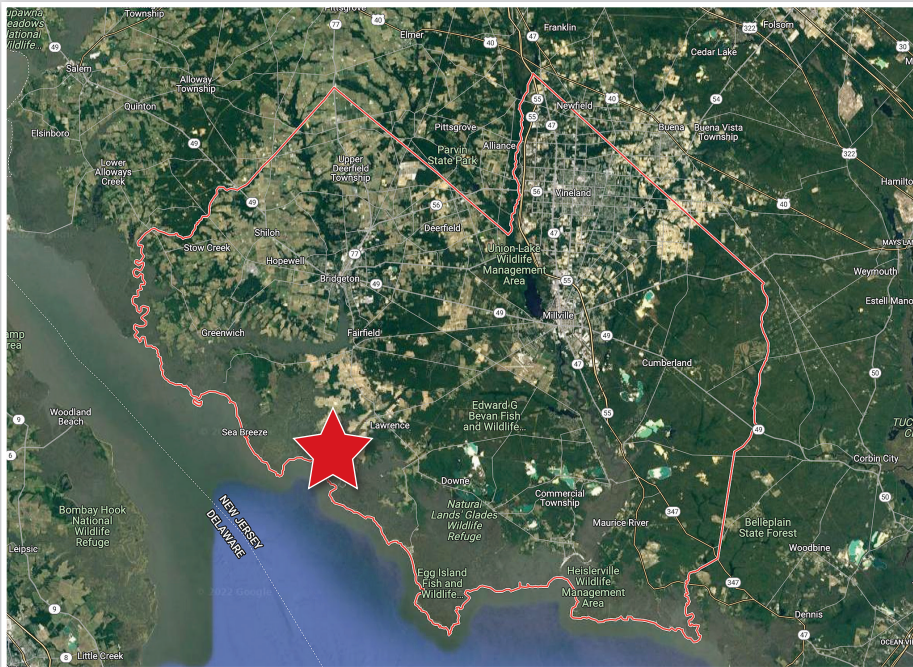




CUMBERLAND COUNTY OVERVIEW














Cumberland County is the most productive agriculture county in the state of New Jersey with more than \$200,000,000 in crop sales per year. The county produces a wide variety of vegetable and nursery crops ranking as the 18th in nursery crops and 70th in vegetable crops across all counties in the United States. Cumberland County has one of the most progressive nursery and floriculture industries in the United States, and ranks #1 in greenhouse, nursery, floriculture, and sod production in the state of New Jersey. Farmers from the area provide many of the cities of the eastern United States and Canada with fresh vegetables and produce.



New Jersey is a National Top 10 Producer of Fruits & Vegetables

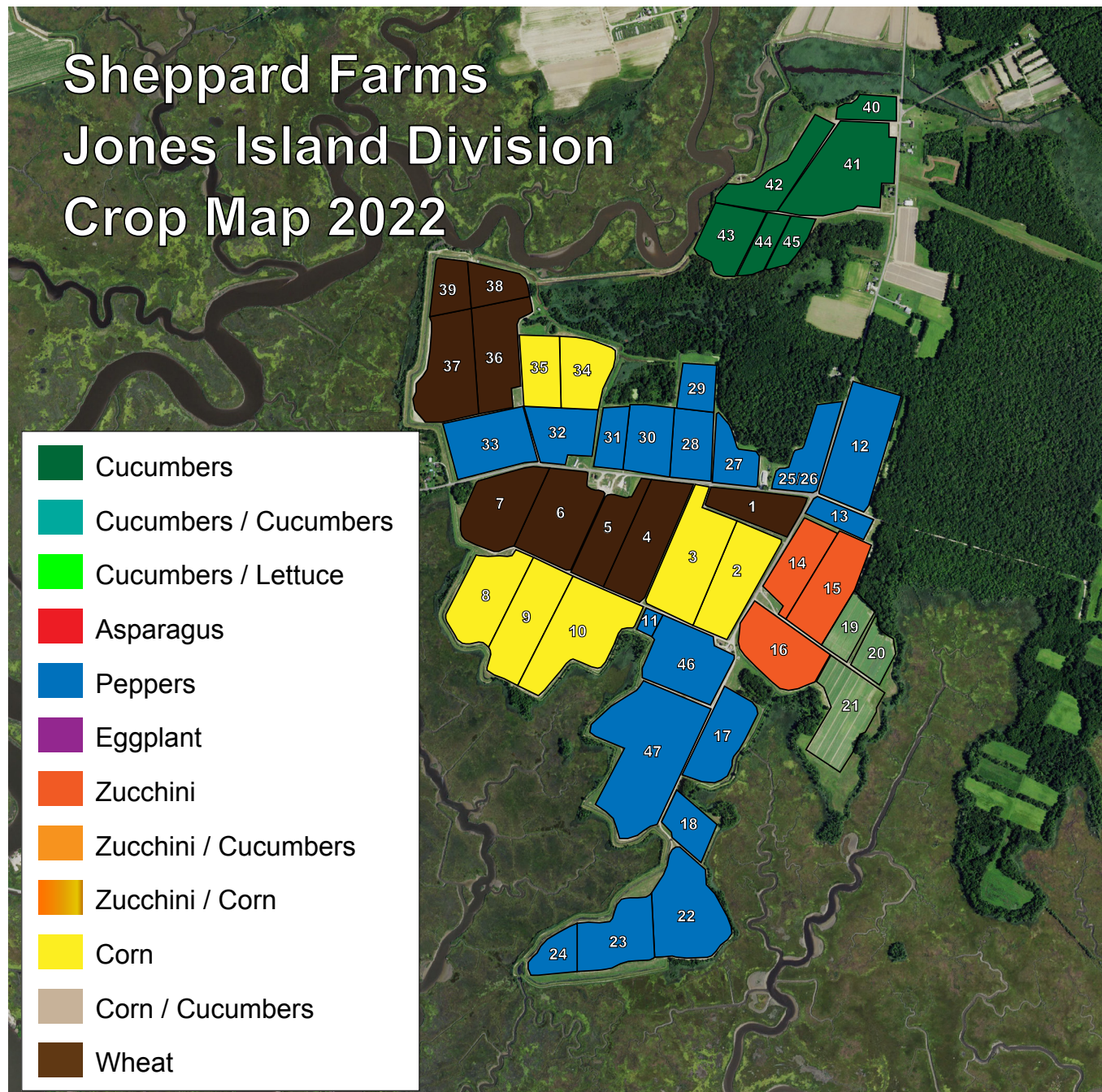


2020 STATISTICS	PRODUCE	RANK	PRODUCTION	PRODUCTION VALUE	ACRES
	eggplant	1st	14 million lbs.	\$8.1 million	700
	bell peppers	2nd	104.5 million lbs.	\$56 million	3,800
	spinach	3rd	19.5 million lbs.	\$6.2 million	1,700
	tomatoes	3rd	79.5 million lbs.	\$48 million	3,100
	cranberries	4th	531,000 barrels	\$20.4 million	3,000
	asparagus	4th	5.7 million lbs.	\$14.9 million	1,900
	peaches	4th	15.2 million lbs.	\$21 million	3,800
	blueberries	5th	45 million lbs.	\$76 million	8,400
	squash	5th	28.5 million lbs.	\$11.1 million	3,700
	cucumbers	6th	27 million lbs.	\$7.9 million	1,800
	sweet corn	9th	5.1 million lbs.	\$18.2 million	6,300

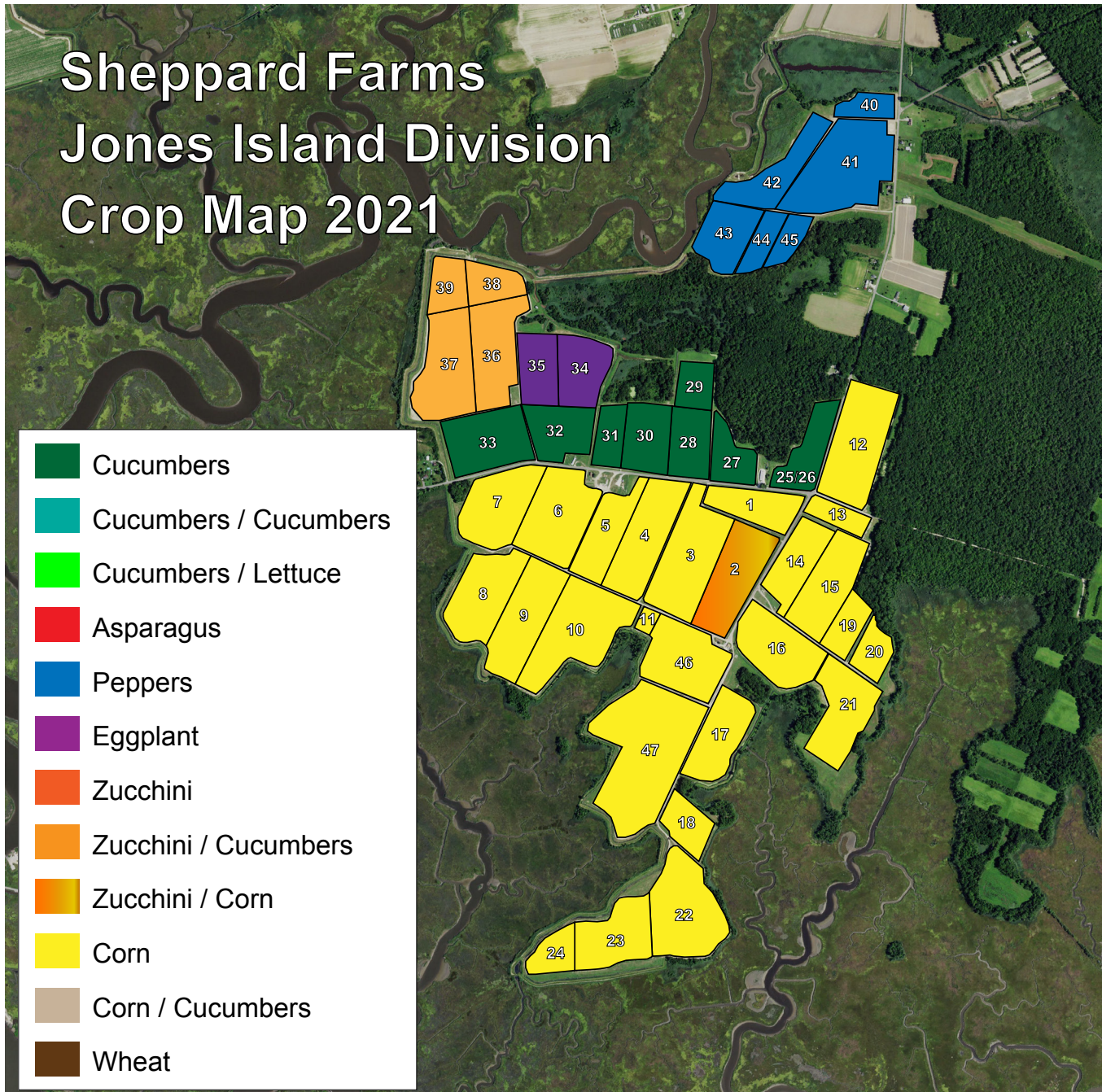
WELL MAP



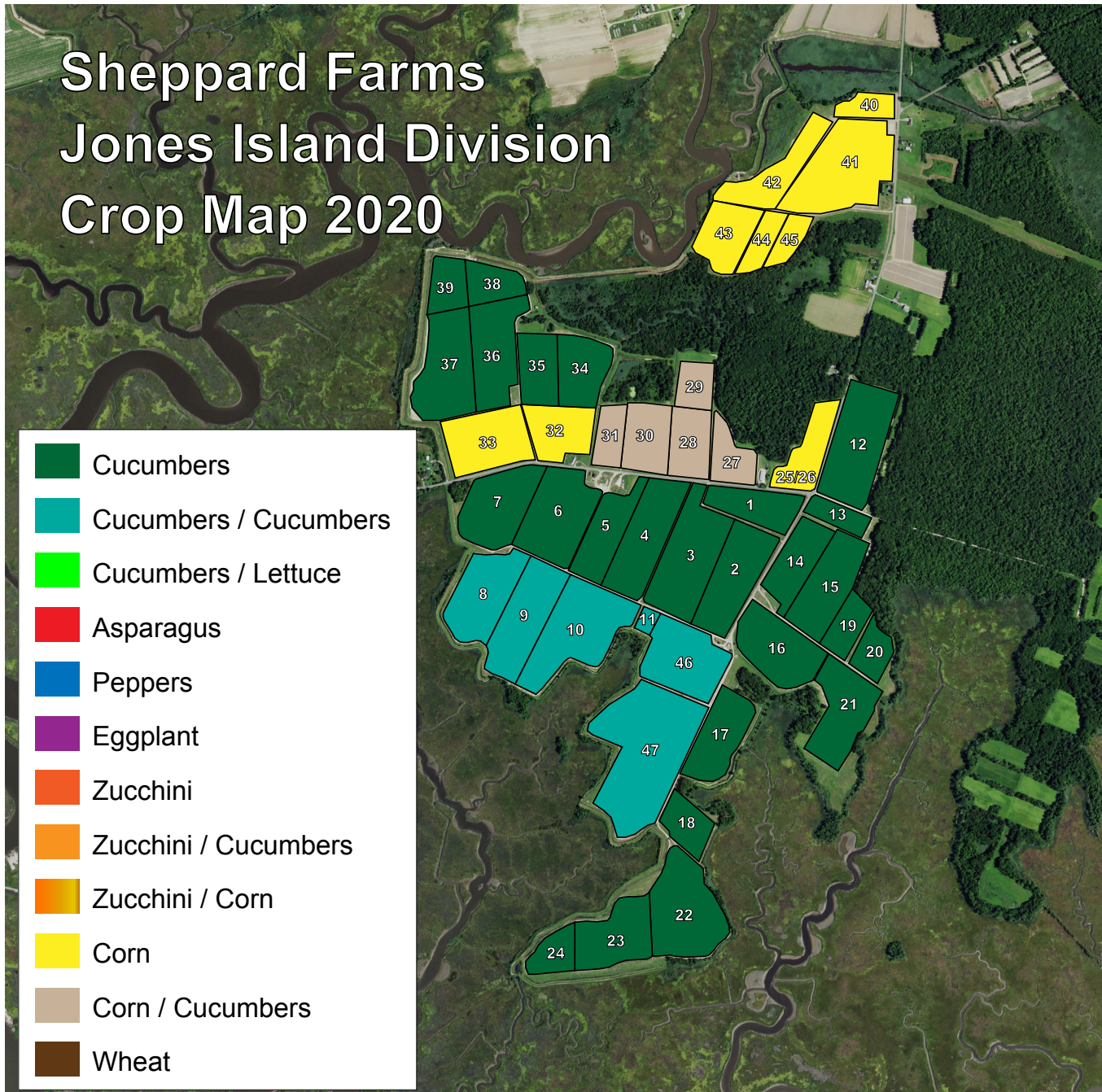
HISTORICAL CROP ROTATION



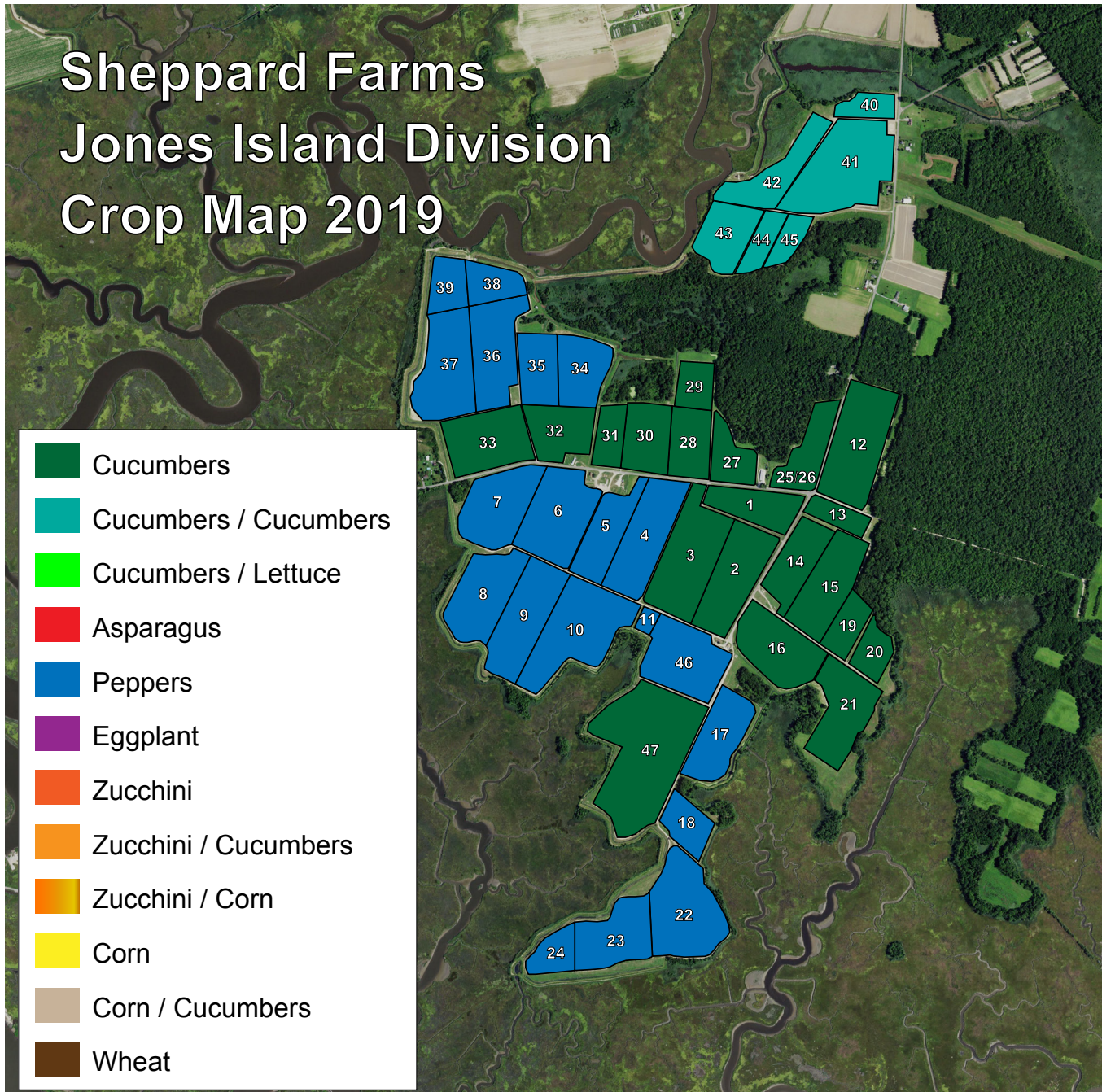
Sheppard Farms Jones Island Division Crop Map 2021



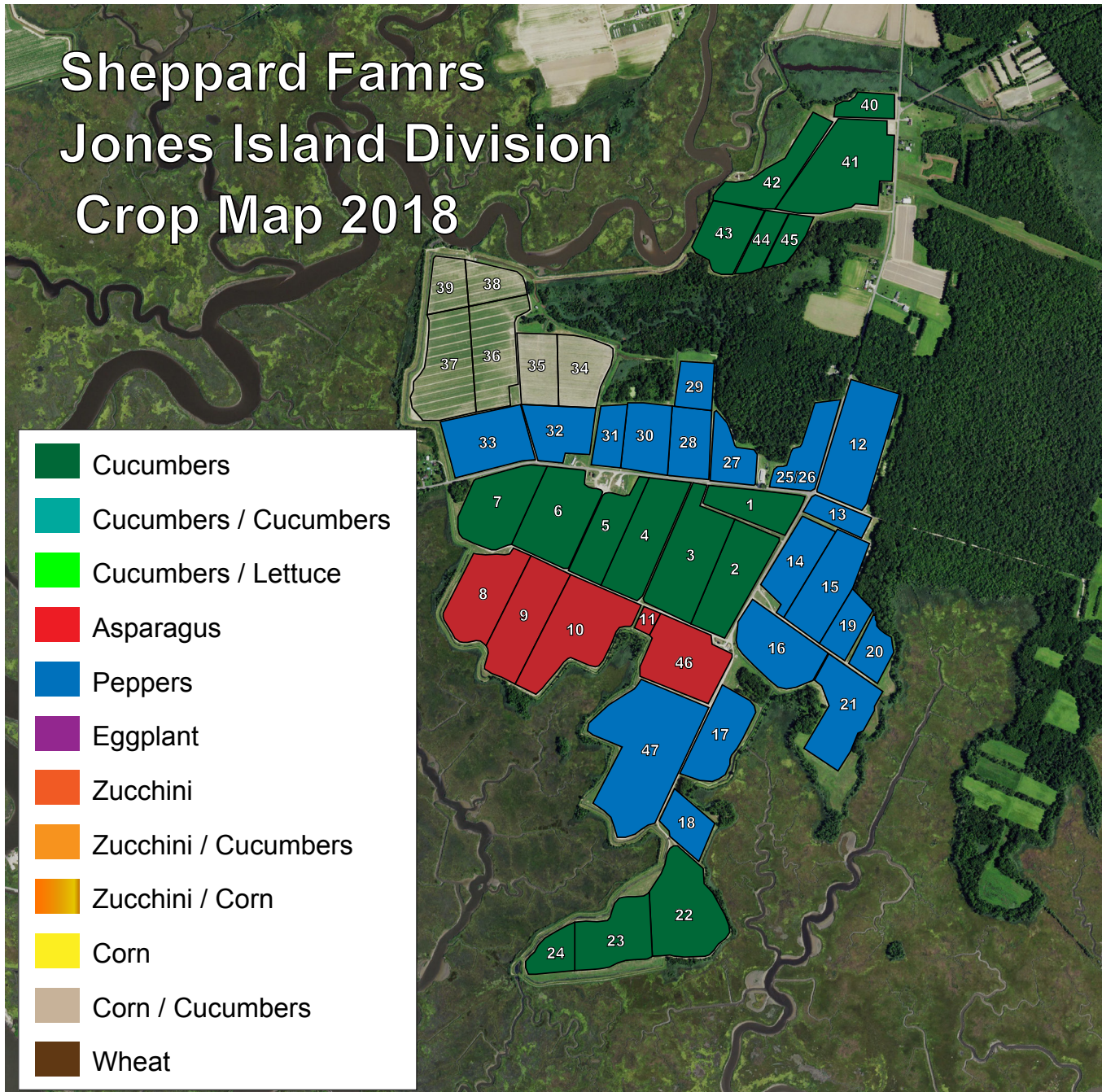
Sheppard Farms Jones Island Division Crop Map 2020



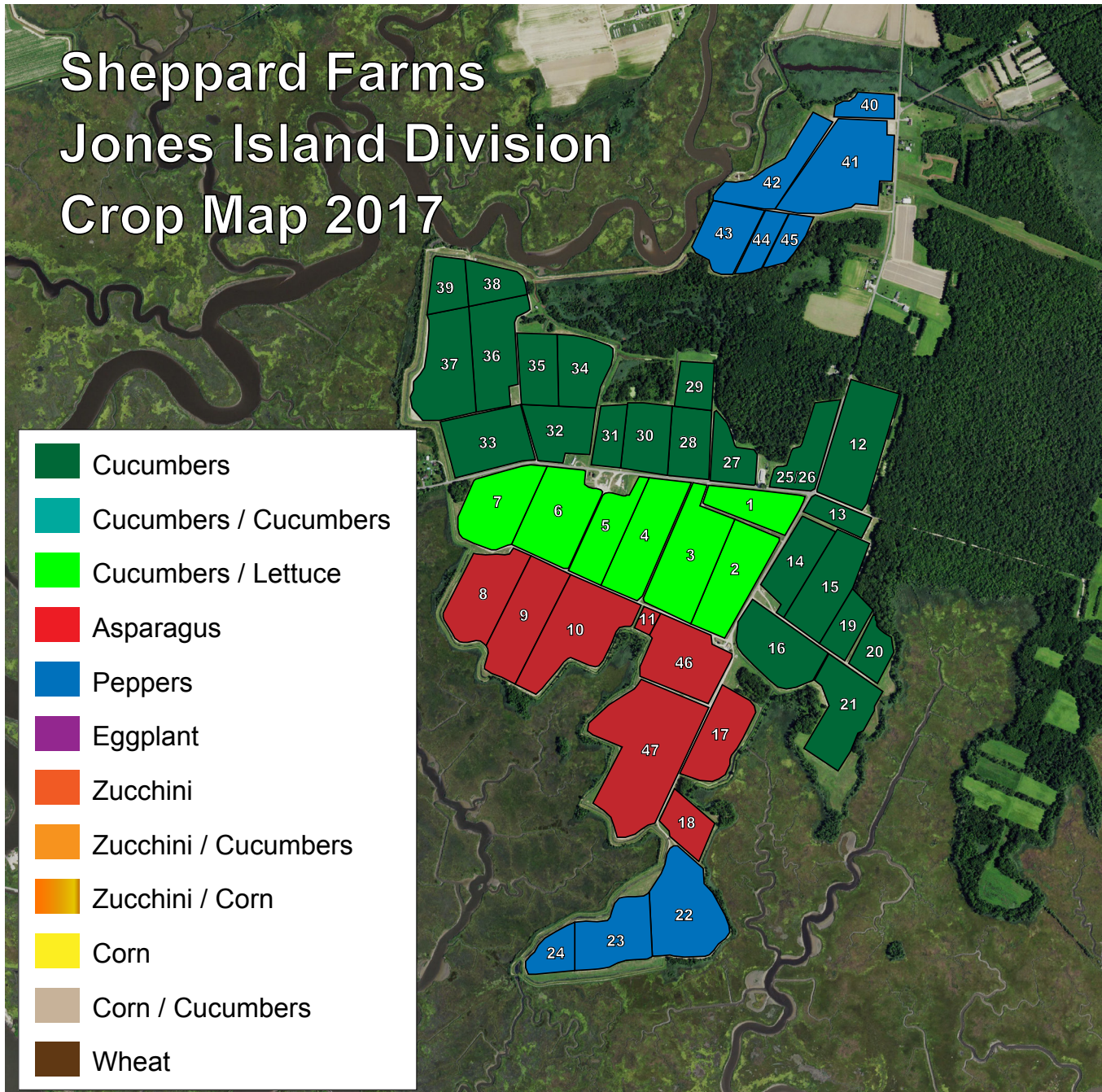
Sheppard Farms Jones Island Division Crop Map 2019



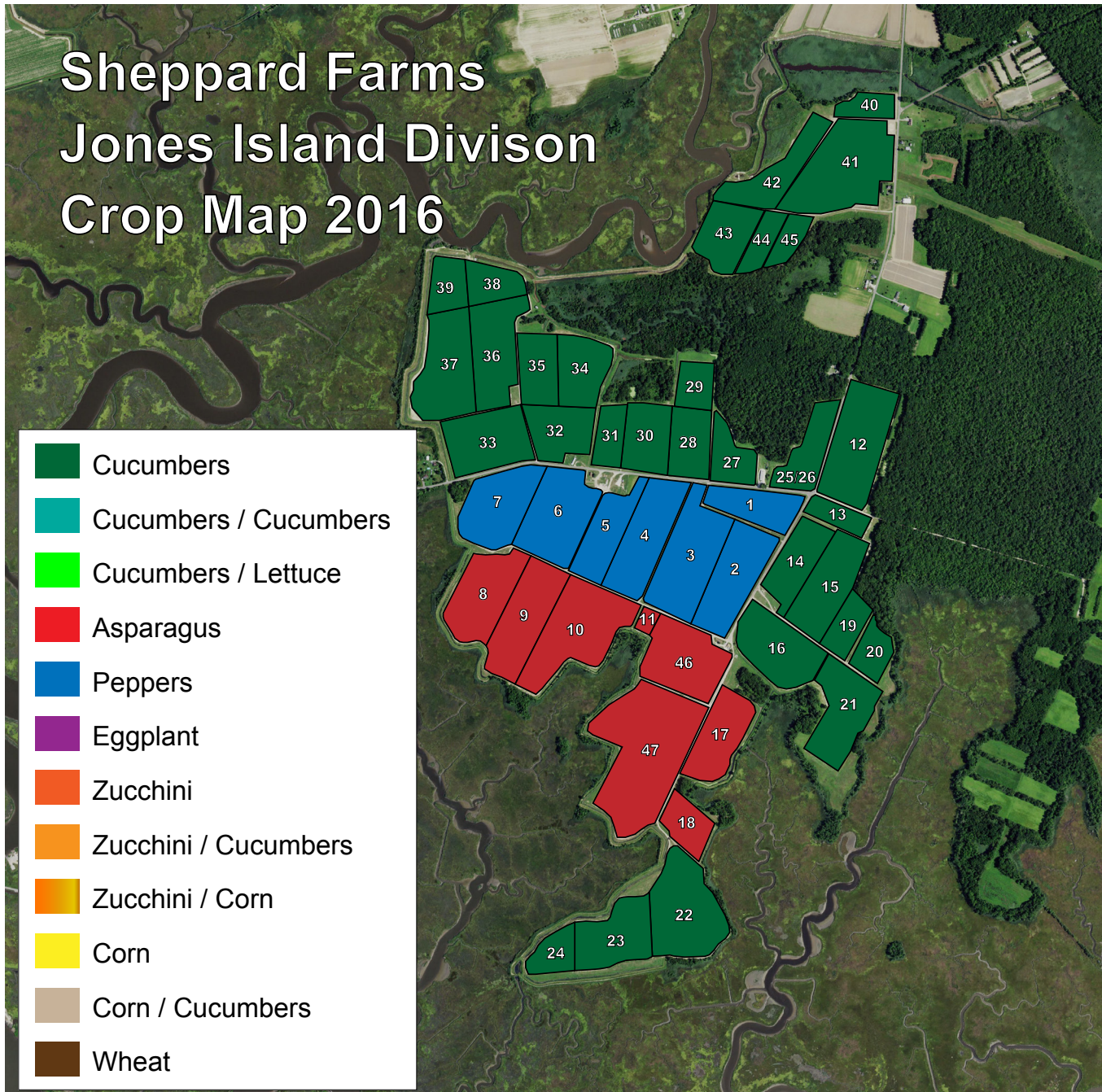
Sheppard Famrs Jones Island Division Crop Map 2018



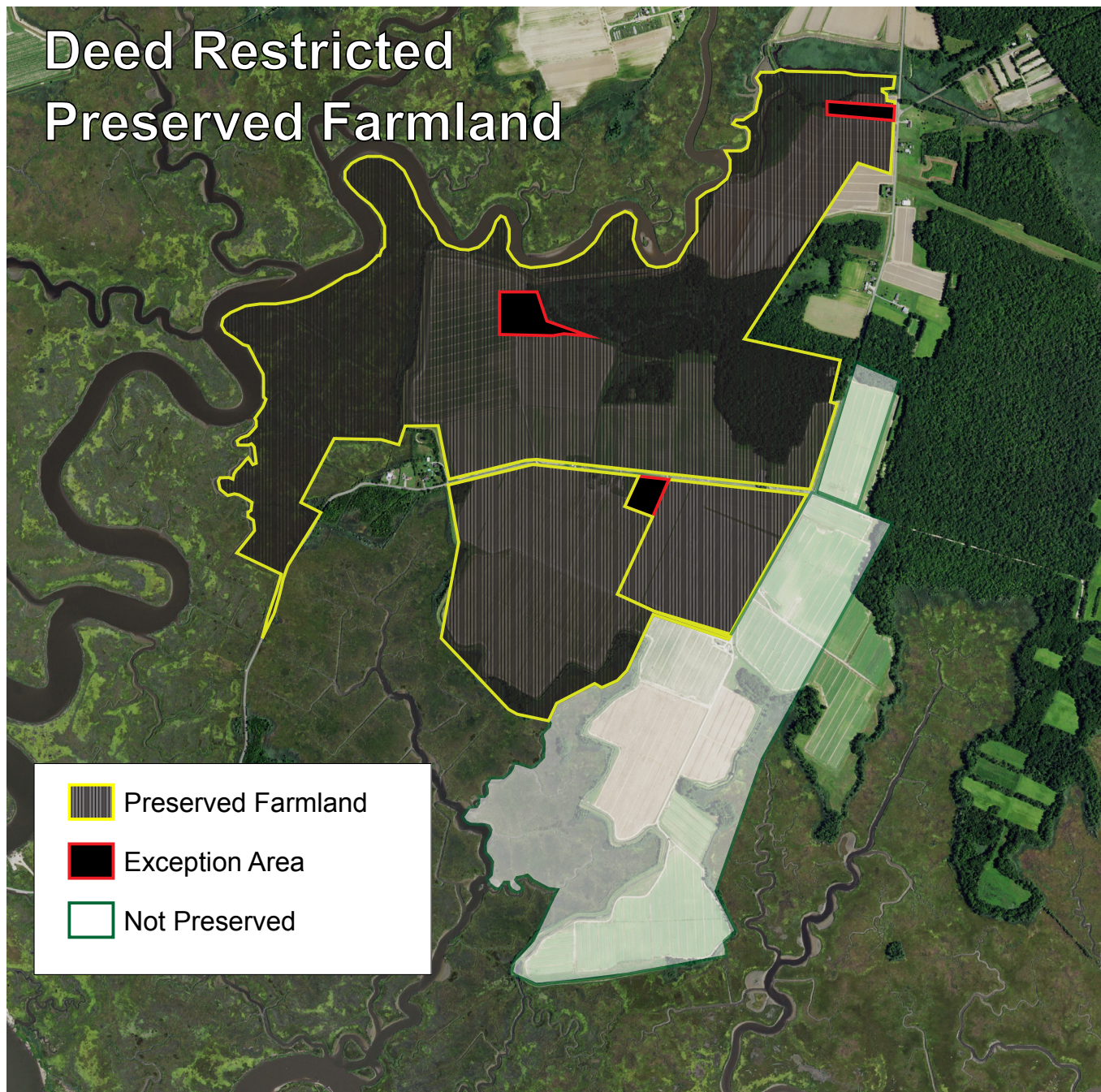
Sheppard Farms Jones Island Division Crop Map 2017



Sheppard Farms Jones Island Divison Crop Map 2016



PRESERVED PARCELS



OFFERING PROCESS

Upon receipt of this Information Memorandum, prospective purchasers will be granted a period of time to review the opportunity and request any other information necessary to submit a Letter of Intent (“LOI”). The LOI should be submitted to the Advisory Group in written form and must be executed by an authorized officer of the prospective purchaser. LOIs are due on Thursday, July 28th, 2022 by 5PM EDT.

Upon evaluation of the LOIs submitted, the Company will select a limited number of qualified prospective purchasers and grant them a period of time to conduct additional due diligence and to prepare a final binding offer in the form of a Purchase and Sale Agreement (“PSA”), to be provided by the Advisory Group. A final executed copy of the PSA must be accompanied by a markup of any changes made.

After review of the PSAs submitted, the Advisory Group will notify each party whether it has been selected as the purchaser of the Property. The Advisory Group and selected purchaser will continue working towards a closing as soon as practical thereafter.

At any point should a prospective purchaser elect not to proceed, Advisory Group should be advised immediately. The Company is under no obligation to accept any offer, regardless of whether the selected offer represents the highest purchase price proposed by any of the interested parties, and reserves the right to deal with one bidder to the exclusion of all other parties.

LOIs and PSAs should be addressed and submitted to Christian Koulichkov with a copy to Harrison Freeland.

A&G Real Estate Partners

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Asset Availability
Additional Assets Available
INQUIRE WITH AGENT

Property Tours
By Appointment Only
DO NOT ENTER PROPERTY



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