



# ELLSWORTH, IA GREENHOUSE

---

OFFERING MEMORANDUM



# Property Summary

---

## The Offering

WB Realty is proud to present For Sale the Eagle's Catch greenhouse, located at 1802 Industrial Park Road in Ellsworth, IA. This top-of-the line facility consists of 176,880 SF of greenhouse space and 4,320 SF of office space. The 10.68 acre site was developed in 2017 and 2018 and is currently being used as an indoor aquaculture farm, but can be converted to suit many different aquacultural, horticultural, or aquaponic uses.

The facility has 4 dock doors, 1 drive-in door, 3-phase electrical service with two 450 kW 480V Cummins back-up generators, and is serviced by a 6" water line with two 600 gallon/minute water pumps.

## Property & Location Summary

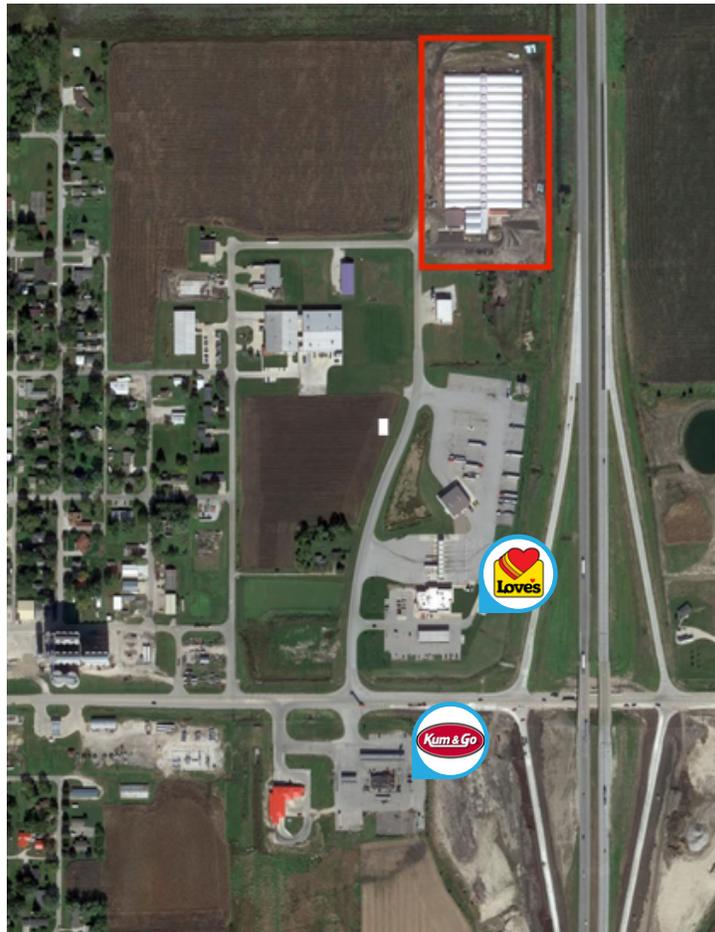
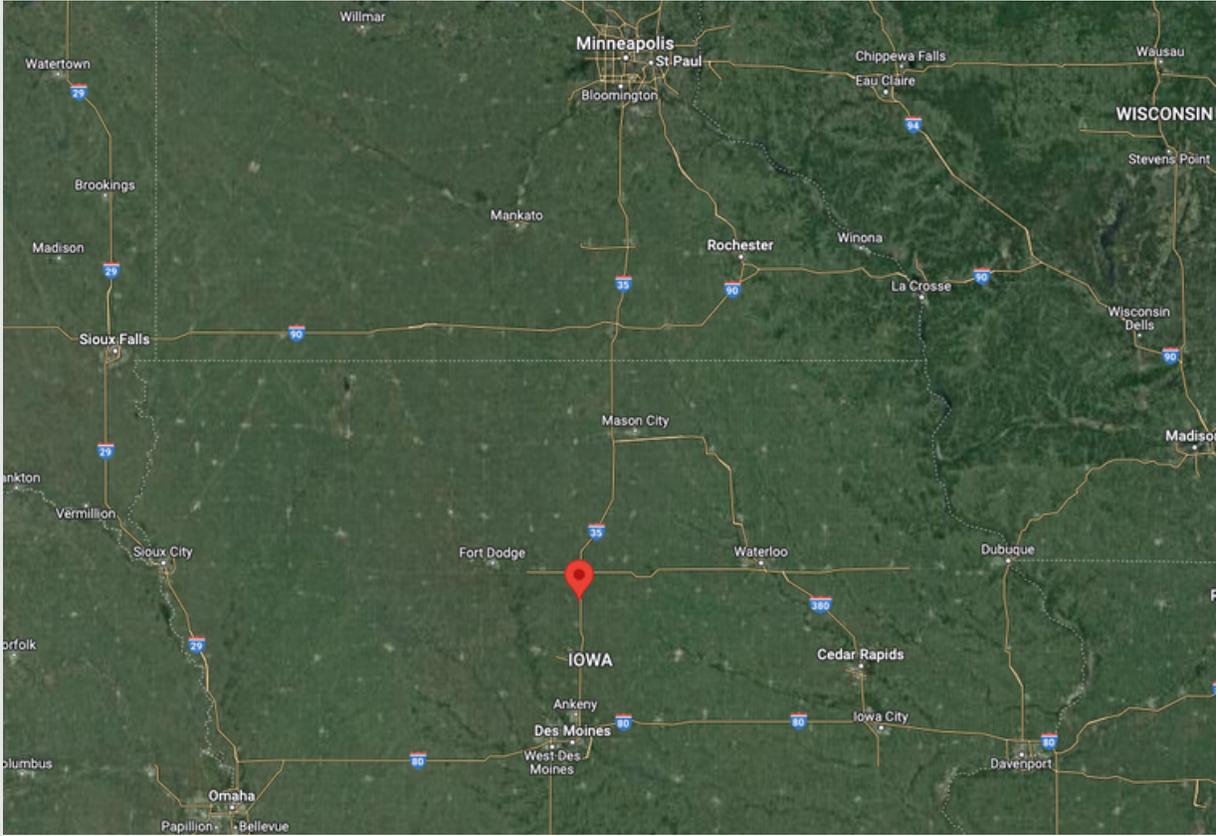
Conveniently located twenty miles north of Ames, IA, the greenhouse sits just off Interstate 35 providing excellent logistical access to several major markets. Ellsworth also provides access to a Love's Travel Stop, which includes a service shop, overnight parking, and a biosecurity truck wash.

## Pricing

---

This is an unpriced offering as deal terms are negotiable. An assumable loan is available from the current lender, and loan terms are negotiable.

# Asset Location



# Property Photos



## About WB Realty Company

---

WB Realty is a dynamic residential and commercial real estate brokerage and development firm serving Central Iowa. People are our passion and real estate is our obsession. No challenge is too complex for our creative, partner-like approach to business. Our strong commitment to our clients is complemented by our capability and professional experience in real estate brokerage, development, and property management.



**Ryan Wiederstein**  
**Mobile: (515) 554-4543**  
**Email: ryan@wbrealty.com**

Ryan Wiederstein is the broker/owner of WB Realty Company. Ryan began his real estate career in 2001 when he joined R&R Realty Group and served as an officer of the company and as the CIO until 2015. Ryan saw an opportunity in the market to blend his knowledge of commercial and residential real estate into a new company, WB Realty Co. Ryan has overseen the development of several residential and commercial projects and also provides quality property management services. Ryan takes great pride in his level of service to commercial and residential clients. Ryan is also active in Iowa agriculture programs and invests in the future of rural Iowa through ranching and farming activities.



**Matt Guns**  
**Mobile: (515) 468-3470**  
**Email: mguns@wbrealty.com**

With over a decade of experience in the real estate industry, Matt is a highly skilled and dedicated professional. Holding the titles of both a Certified Public Accountant and a Certified Property Manager, Matt brings a unique perspective to the field of real estate, with a background in brokerage, management and development, allowing him to provide his clients with well-rounded advice on their investments. Having begun his career at T&L Properties in 2008, Matt has a deep understanding of the local market and is able to expertly guide clients through the complexities of real estate transactions.

Matt is the former President of the local chapter of the Institute of Real Estate Management, a past board member of the Iowa Commercial Real Estate Association, a current board member of the House of Mercy in Des Moines, and a graduate of the West Des Moines Leadership Academy.