



FOR SALE

Fish Farm, Homestead, 5 acres
4229 Wilmington Road, Oregonia, Ohio 45054
Rick Rogers 937-313-9504

Fish Hatchery:

60' x 80' Hatchery building with 20,000+ gallon recirculation system including: 7 x 800 gallon tanks, 14 x 300 gallon tanks, 11 x 150 gallon tanks (of which 10 are set up on their own clear water recirculation system), 4 x 1000 gallon concrete raceways, separate temperature controlled hatchery room with 6 x 1000 gallon concrete raceways, multiple blower systems for tank and raceway aeration, fish bagging station, 16' x 20' retail office set up with hatchery lab with a sink, a second 16' x 20' room, restroom with shower, led lighting, auto start propane generator

Insulated Pumphouse: 2 high efficient ½ HP water pumps, ¾ HP rotary vane compressor for aeration to production ponds, sump pump

Cistern is gravity fed by well at 2 gallons per minute and plumbed for cold water production in hatchery

Property: 5 acres in CUAV, 10 ponds which includes 5 x ¼ acre production ponds each with diffused aeration, 220v single phase outlets and 4" fill lines, 6" drain lines, 0.8 acre reservoir, 4 x 0.1 settling ponds

House: 2114 sq. ft. plus finished basement, 3 bedroom, 2.5 bathrooms, living room, eat in kitchen, study, dining room, laundry room, mud room, cover back deck, swimming deck, 24' above ground pool with propane heater, 2 car attached garage, fenced back yard, city water, septic system, heat pump with propane assist and central air

Hatchery and house are on separate electric meters.



Fish Farm, Homestead, 5 acres

The adjoining 25 acres and second barn are not included in the \$698,000 price. Offers which include the fish farm, homestead, 5 acres and the additional 25 acres and second barn are negotiable starting at \$1,368,000. Offers of long term lease for the hatchery would be considered.



10 tanks on clear water recirculation system



Raceways in temperature controlled room in hatchery



Left side tanks



1 of 5 production ponds



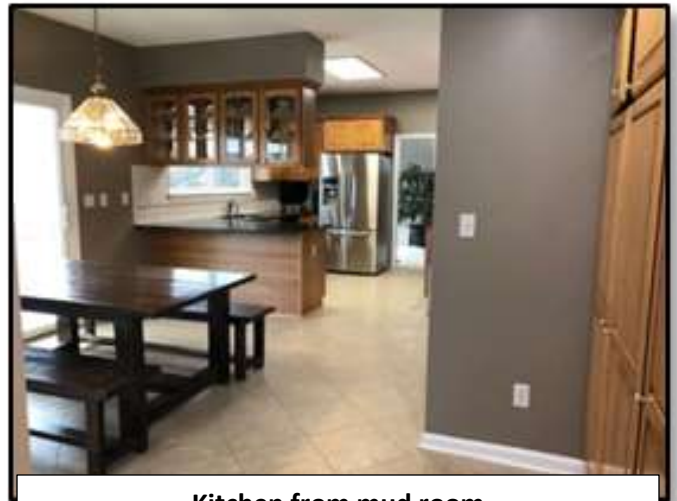
Raceways in hatchery



Electric and aeration lines at production ponds



Covered porch



Kitchen from mud room



View from covered porch



Kitchen



View from reservoir



Kitchen



Living room



Laundry room



Doors to Study



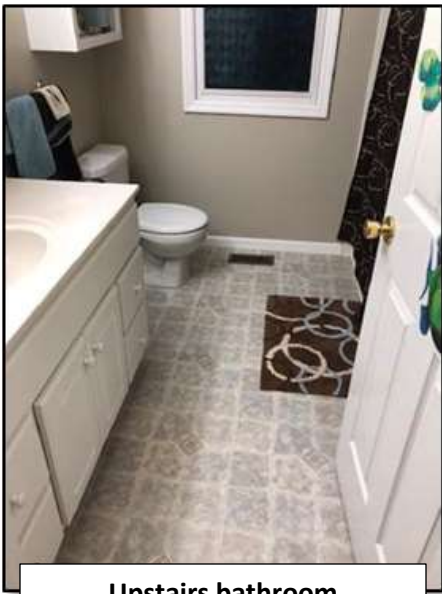
Upstairs bedroom



Mud room



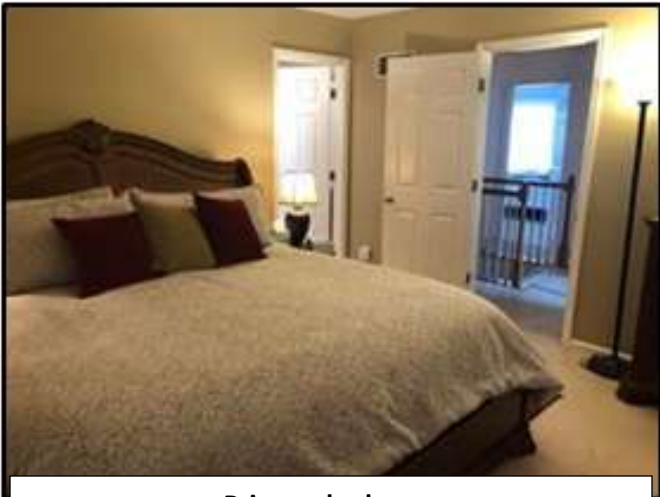
Upstairs bedroom



Upstairs bathroom



Basement



Primary bedroom



Extra room in basement



Dressing room and bathroom of primary bedroom



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