

BUSINESS FOR SALE

PEDOGENESIS INC. - CAMPBELL, MINNESOTA



PRICE	BUILDINGS	ADDRESS
CALL FOR PRICE	8 BUILDINGS	3258 420th St. Campbell, MN

Pedogenesis Inc. offers cutting-edge soil management solutions through its Premium Growing System (PGS), which optimizes soil for nutrient-rich, high-yield crops. Their services include comprehensive soil analysis, customized mineral balancing, and ongoing support for both organic and conventional farms. Products offered include soil amendments, fertilizers, and biological enhancers tailored to improve long-term soil health and productivity. This business model addresses a growing market demand for sustainable farming and increased crop yields, making it an attractive opportunity for investors.

This attractive investment opportunity includes real estate assets, rolling stock, and specified inventory as part of the business package. With many years of proven results following the Premium Growing System, its founders have

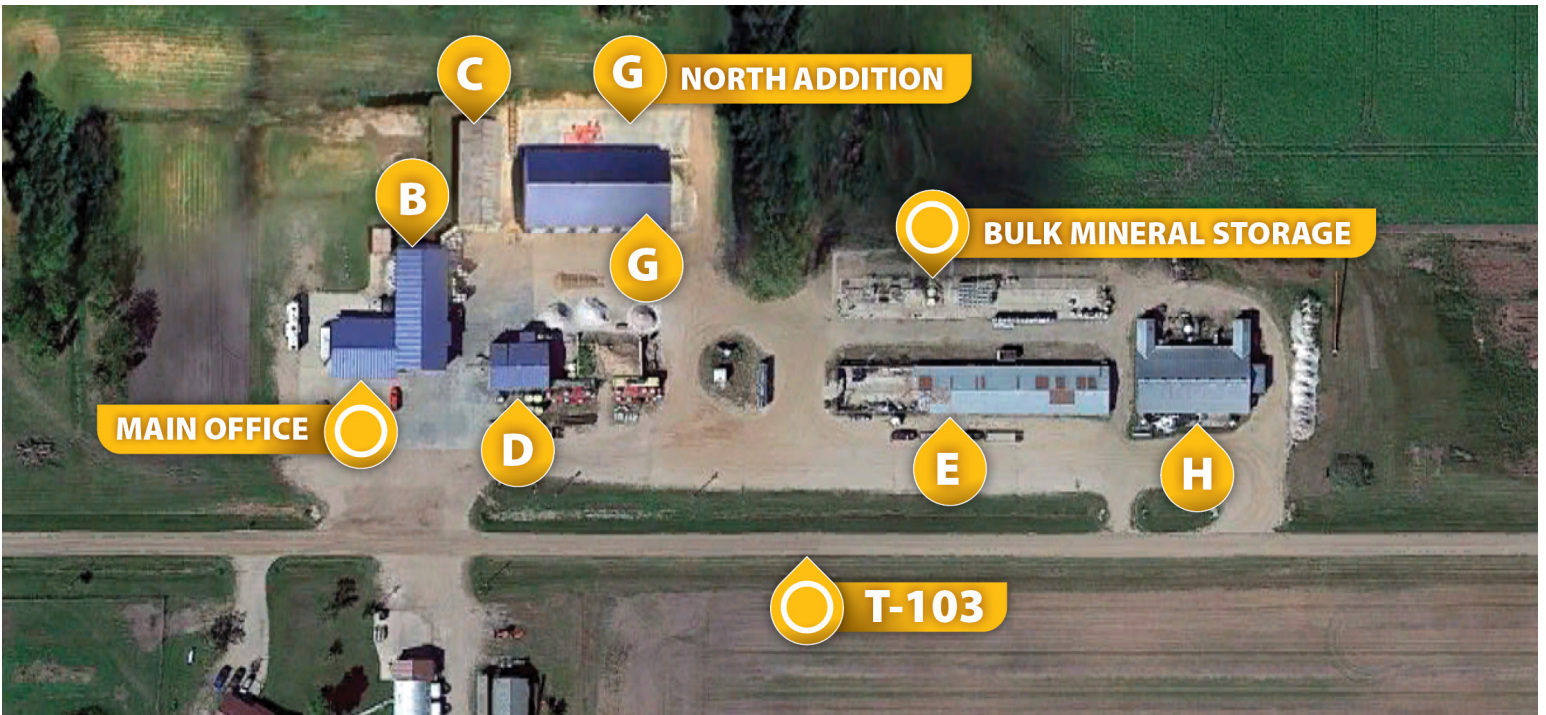
worked tirelessly to ensure their customers receive the absolute best service they can offer, in a cost-effective and efficient manner. Investors can benefit from a turnkey operation with all necessary assets in place. In addition, current owners are willing to provide management support and oversee operations during a transition period. This incredible opportunity offers investors or owner/operators a seamless transfer of knowledge and stability, ensuring continued business success.

For more information regarding the business, inventory, and included assets please Call Jared Nelson at 701.371.2388 or Pifer's Auction & Realty at 701.523.7366.



JARED NELSON
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1506 29th Ave S. - Moorhead, MN 56560





Main Office:

- Year Built: 2014
- 40x56
- 2,240 Sq. Ft.
- Frame Construction, Metal Siding
- Fully Finished
- Reception Area, Office, Full Kitchen (2), Conference/Presentation Room, Full Bathroom,
- Slab on Grade Foundation, Floor Heat



Building B: Bulk Liquid Storage

- Year Built: 2014
- 40x100
- 4,000 Sq. Ft.
- 6" IFC Concrete Wall Foundation, Metal Siding
- (2) 16 ft. Overhead Door, 16 ft. Width, Power
- Poured Concrete Slab, Floor Heat, Forced Air



Building C: Bulk/Bag Fertilizer Storage, Cold Storage

- Year Built: 1955
- 36x90
- Pole Frame Construction, Metal Siding
- 3,240 Sq. Ft.
- 14 ft. overhead door, 14 ft. Width
- Poured Concrete Slab



D

Building D: Dry Mixing Plant, Warehouse

- Year Built: 2012
- 36x80, 8x10 addition
- 1,440 Sq. Ft.
- 8" IFC Concrete Wall Foundation, Metal Siding
- 12 ft. Overhead door, 12 ft. Width
- Poured Concrete Slab, Plumbed for Floor Heat



E

Building E: Finished Product Storage, Warehouse

- Year Built: 1993
- 40x240 (West 40 Feet Uncovered)
- Wood Frame, Metal Siding, Metal Roof



G

Building G: Bulk Fertilizer Storage

- Year Built: 2016
- 60x120
- 7,200 Sq. Ft.
- Pole Frame Construction, Metal Siding,
- 6 Individual Bays, Concrete Bunker/Push Walls Separating Each
- (6) 12 ft. Overhead Doors, 12 ft. Width
- Poured Concrete Slab



G NORTH ADDITION

Building G (North Addition)

- Building Under Construction (2025)
- 40 x 146, Lean-To
- 5,840 Sq. Ft.
- 8" IFC Concrete Wall Foundation, 24 inch Pillar Construction, Metal Siding
- Poured Concrete Slab



H

Building H: Specialty Product Warehouse

- Year Built: 1993
- 80x97 w/Projections
- 6,288 Sq. Ft.
- Wood Frame Construction, Metal Siding
- 12 ft. Overhead Doors, 12 ft. Width
- Poured Concrete Slab, Hanging Propane Heater
- Forced Air

MAIN OFFICE

LIQUID STORAGE STATION

