

# Sustainable, Wood-Fired Maple Farm for Sale

Justamere Tree Farm, Worthington MA  
248 Patterson Rd

Successful 52-acre maple farm with a 2,000-sq foot home built in 2006 in the foothills of the Berkshires. Established 5,100 taps for maple production, 2-year-old 1,000-sq foot commercial kitchen and additional buildings, quality equipment, 3' x 12' wood-fired evaporator with steam hood and preheater, and 15KW solar system that offsets the farm's power.



Watch drone footage of our farm [here](#)

Justamere Tree Farm's sugar house, with the current equipment in place, could handle up to 8,000 taps. More taps are available to go into existing systems (vac. pumps and tanks). The farm also includes 15 acres of open land, a small pond, 2 year-round brooks, 3 separate vacuum pump stations and a 2 year old state-of-the-art 1,000-sq foot commercial kitchen full of high-end equipment. Products currently made include maple syrup as well as a line of value-added products: maple candy, cream, sugar, seasoning, granola, pancake mixes etc.

## Looking Forward

In 1982 we started creating Justamere Tree Farm, it has become a profitable and smoothly-run family business. We have settled into our place at farmers' markets, fairs, and sales on our website. We are members of CISA, Berkshire Grown, Massachusetts Maple Producer's association, Hilltown Land Trust and Trustees of Reservations.

We have dedicated so much love and time into this operation, but we have decided it is time for us to pass our business on to the next owner. We have set up a strong foundation for someone new to step in and hit the ground running. Our intention is to stay in the area and we would be available to help transition as needed. For someone with a mind for business and a passion for maple, the possibilities for expansion are endless. Potential revenue streams include expanded value-added products, maple beverages, do more markets and fairs, farm classes, tours, on site property rental space, expanded farming (fruits, crops, livestock, etc.) and more.

## Included in Sale

### Land

The property includes 52 acres of land that is mostly wooded with plenty of maples. The woods have been sustainably maintained to allow healthy maple growth. 15 acres of the property are clear, that was formerly the location of organic Christmas trees. Approximately 60 acres of taps continue through rented neighbors' properties and can be renewed with a new owner. There is plenty of room to expand.



# Buildings

**Commercial kitchen:** 1,000 sq ft state-of-the-art, brand new commercial kitchen, finished in 2017 with 24" dense pack insulation in the ceiling and 8" in walls, LED lights, 20 gpm well with on-demand hot water, full bathroom, septic, floor drains etc. Includes Lapierre 10-inch filter press, syrup pump, candy machine (300+ candies/batch), Atosa burners, a CDL sugar machine and two Lapierre 240-volt cream machines, etc. etc. etc.



Maple candy & CDL sugar machine, sink



Finish pan & 2 Atosa burners

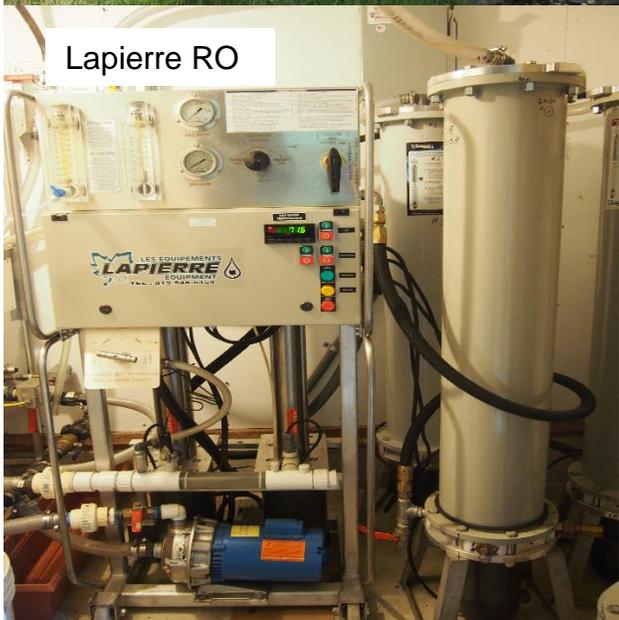


**Sugar house:** Complete with wood-fired Lapierre Hurricane forced draft evaporator that is air tight with a pre-heater. It has a reverse-osmosis system with two 5-horsepower pressure pumps and 4 membranes 8-inch diameter. The sugar house has a small 2-room apartment attached. In the past, we have had a helper occupy this apartment during the sugaring season.

Sugar house & storage building



Lapierre RO



Evaporator



**Barn:** Three-story barn with loft (storage), a concrete basement (workshop) and main floor primarily for market and fair items. A room on this level is insulated for use as a shipping room and includes a propane heater.

Barn front view



Back view barn & new insulated vac pump shed



**Shipping containers:** Two shipping containers with ample storage.



**Fuel shed:** 10 x 16' fuel shed built in 2019 with diesel and gasoline tanks, 275 gallons each. Fuel is delivered to the farm.



## Garden shed & chicken coop

View of garden shed & chicken coop - chickens included

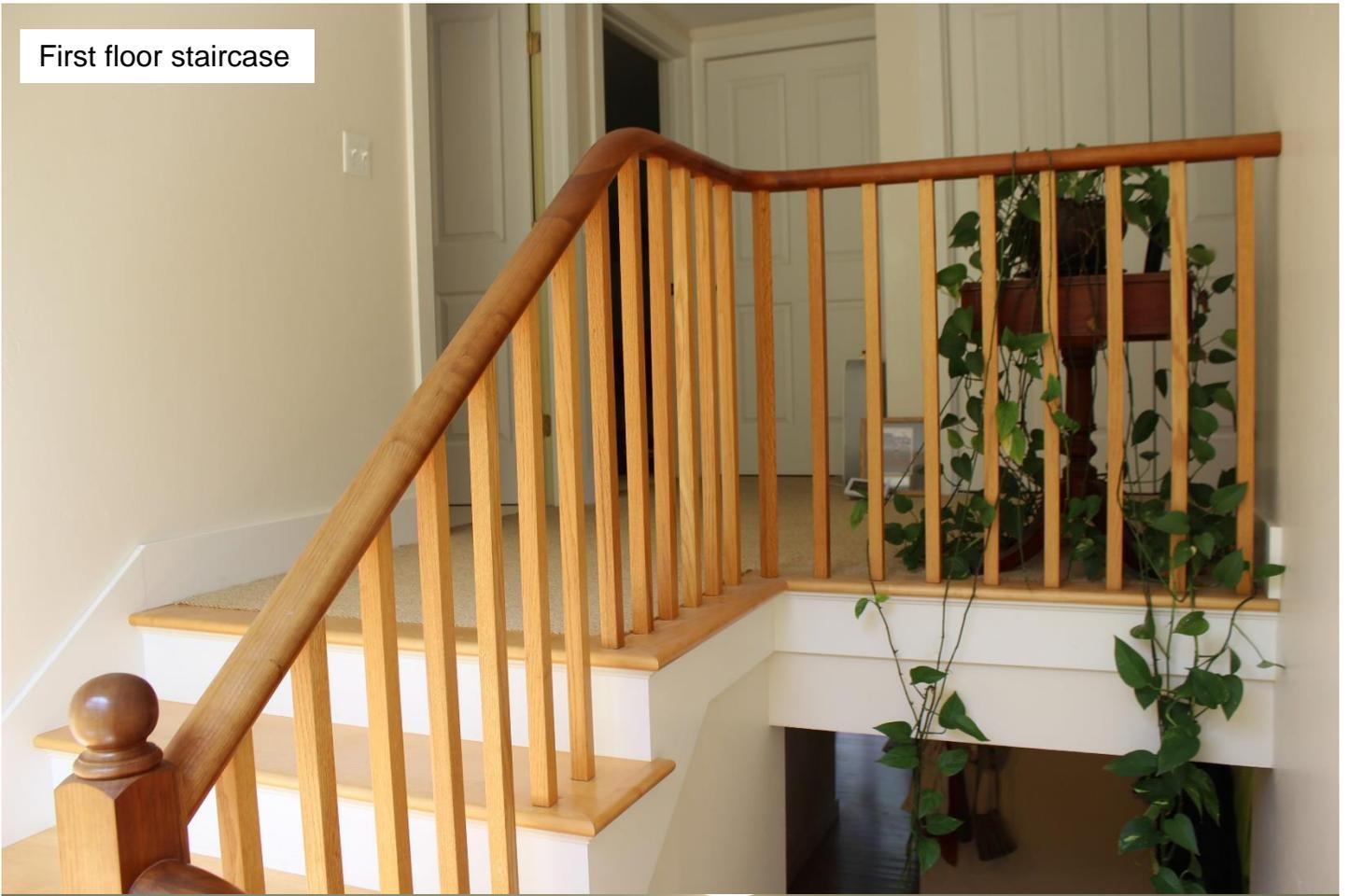


**House:** 2,000-sq.ft. custom house built in 2006 with full walk-out basement and attached root cellar. 8" dense pack cellulose in the walls, 2' in attic.





First floor staircase



Upstairs bathroom

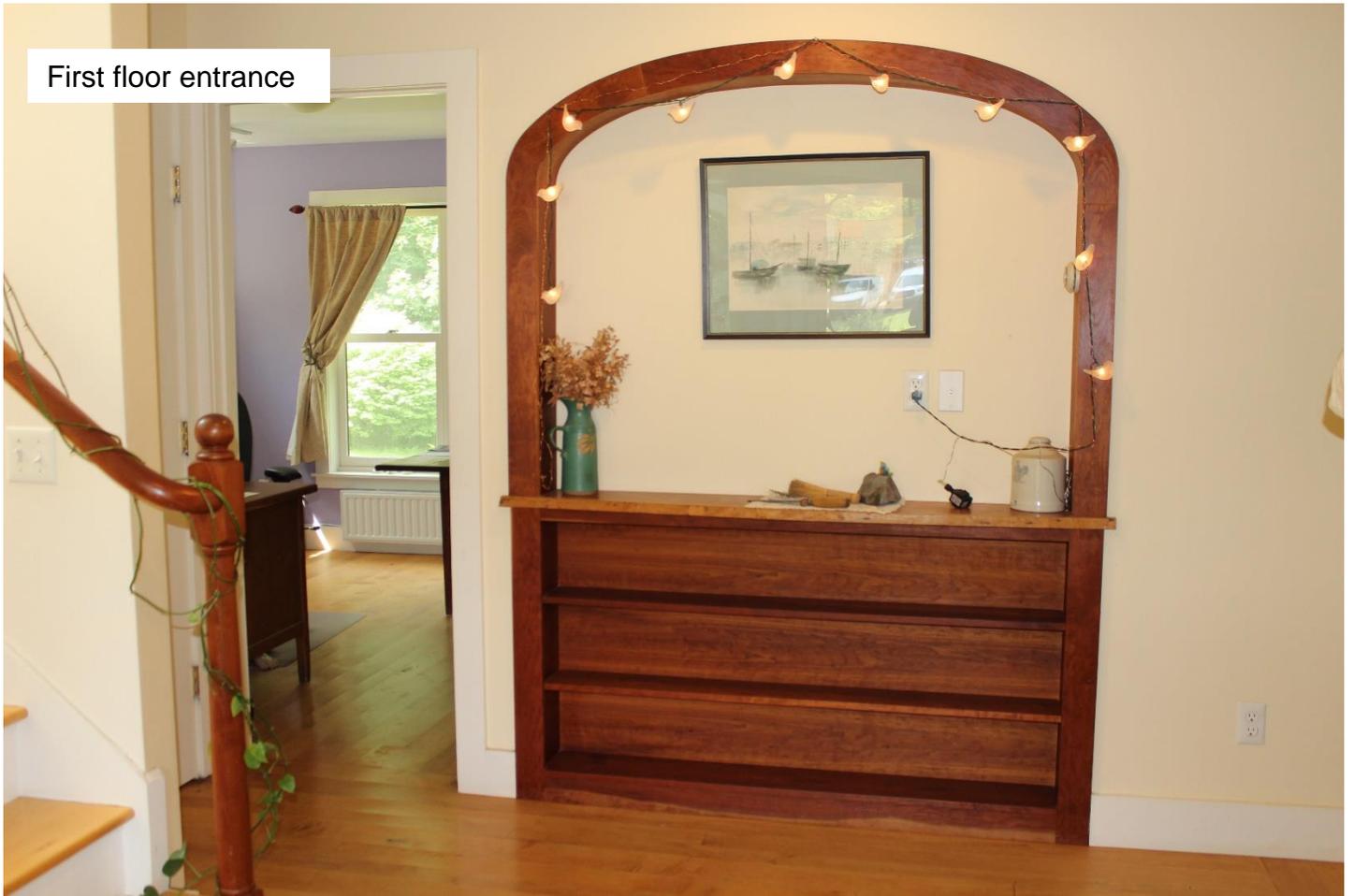




First floor bathroom



First floor entrance



Sun room



# Equipment

*Full list of equipment available to interested parties.*

**Solar panels:** 15 KW

**Sugaring:** Complete line of the newest maple machinery and accessories. Three pump houses with stainless steel tanks. Vacuum pumps have variable speed drives and tubing has wet line/dry line set up. Included with sale is everything that you need to do what we are doing. All tools, tanks, etc.etc.etc. Everything except our furniture and personal belongings go with the sale.



**Vehicles:** Kubota side-by-side with heat and Kawasaki side-by-side, two vans and a Ford 550 11' dump truck 4WD and a plow



## Retail & markets

The majority of sales are made offsite. Space is available to set up an onsite farm stand, should the buyer desire; but we are quite remote.

We have goodwill connections to the Great Barrington and Amherst farmers' markets as well as various artisanal festivals throughout the New England area. We have a few small wholesale accounts (we do not pursue the wholesale market) and significant internet sales from our [website](#).

## Additional assets

Lush, fern-covered location with beautiful views and access to the Kinne Brook on the property. The center of Worthington is 8 minutes down the road, with a great K-6 school, library, post office and quaint country store.

Extensive garden space with raised beds, fruit trees and established raspberry and blueberry bushes.

Small pond for ice skating in the winter or a swim in the summer.

Property has excellent wood roads access.

Rental options available for additional income from organizations such as Tentrr, Hip Camp, and Airbnb, glamping

Heritage breed livestock farm next door with self-serve meat and eggs.

Northampton shopping and restaurants

Numerous skiing, biking, canoeing and hiking options close by.



View of barn from garden



## **Sale price break down**

Home, buildings, structures and real estate: \$625,000.00 (established by an appraisal)

Equipment \$253,600.00 Truck, vans, side by sides, all maple equip. etc.

Product and supply (jars, Jugs, etc.) inventory: approx. \$46,375.00 Bottled and packaged products will be sold to the buyer at \$.50 on the dollar and Syrup in drums will be sold at bulk price. Inventory will be taken at time of sale to establish the final number.

Goodwill value: \$40,000.00

Professional business plan completed in 2019 by Good Egg Marketing (focusing on growing our retail and internet sales), well-established markets and fairs, email list of over 2,000 proven buyers. Professional forestry plan in place. Well-established relationship with the neighbors we currently rent taps from. Current and active website, recently rebranded all of our product labels. All recipes for Maple granola, pancake mixes, cream, seasoning etc. All records showing sales at the markets, fairs, and internet sales, this will allow you to prepare properly for the events. 100 hours of our labor, free, to help with the transition. One year of unlimited calls, text, or emails the we will respond to.

Total: ~\$965,000.00

The farm will be eligible for a Farm Viability grant in 2027.

The N.R.C.S will assist if buyer would like to build greenhouses.

We have worked with the Mass. Dept. of Ag. With numerous programs. The new owners could do the same.

For additional information about the farm or the sale, please email:  
[welch@justameretreefarm.com](mailto:welch@justameretreefarm.com)

A complete list of all the equipment, tools, supplies, etc. with the price breakdowns is available to interested potential buyers.