Greenhouse Property Overview:

Greenhouse and land located in Sturgeon Bay with 686 feet of frontage on Hwy 42/57 just south of Park Drive. Property contains eleven contiguous parcels totaling over 30 acres of prime real estate (20% are wetlands). Neighbors include Red Oak Winery, Door County Motor Sports, Quietwoods RV Sales and Service, Greenstone Farm Credit Services, American Family Insurance and more. The property can be reused as a greenhouse or redeveloped for other commercial or retail use.

<table>
<thead>
<tr>
<th></th>
<th>$399,999</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sale Price:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Lot Size(s):</strong></td>
<td>30+ Acres (11 contiguous parcels)</td>
</tr>
<tr>
<td><strong>Greenhouses:</strong></td>
<td>8 free standing totaling approx 15,000 SF</td>
</tr>
<tr>
<td><strong>Other Structures:</strong></td>
<td>2 metal storage buildings</td>
</tr>
<tr>
<td><strong>Living Quarters:</strong></td>
<td>1,600 SF home &amp; detached garage (currently being rented)</td>
</tr>
<tr>
<td><strong>Included in Sale:</strong></td>
<td>Fixtures &amp; equipment to run greenhouse</td>
</tr>
<tr>
<td><strong>Traffic Counts:</strong></td>
<td>STH 42/57 - 13,800 VPD</td>
</tr>
</tbody>
</table>

Exclusive Advisors:
Adam Meyers  
920.560.5091  adamm@ngpwi.com  
Tom Fisk  
920.560.5090  tomf@ngpwi.com

The information contained herein was obtained from sources believed reliable, however, Newmark Grubb Pfefferle makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice.
Development Opportunity or Greenhouse
For Sale in Door County
6780 STH 42/57, Sturgeon Bay, WI 54235

30+ Acres for Development

Exclusive Advisors:
Adam Meyers
920.560.5091 adamm@ngpwi.com
Tom Fisk
920.560.5090 tomf@ngpwi.com

1192 Hansen Road, Ste 201
Green Bay, WI 54304
Main: 920.884.5000
Fax: 920.884.6943

The information contained herein was obtained from sources believed reliable, however, Newmark Grubb Pfefferle makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice.
Development Opportunity or Greenhouse
For Sale in Door County
6780 STH 42/57, Sturgeon Bay, WI  54235

Highway 42/57 Frontage

Apartment Entry

House with Detached Garage

Residence /Rental

Highly Visible Signage

Meadow

Retail Area

Woods for Hunting

View of Acreage

Kitchen Area

The information contained herein was obtained from sources believed reliable, however, Newmark Grubb Pfefferle makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice.
Development Opportunity or Greenhouse
For Sale in Door County
6780 STH 42/57, Sturgeon Bay, WI  54235

Mechanics Area

Special Irrigation System

Trolley System

Work Area

Greenhouses

Greenhouses

Exclusive Advisors:

Adam Meyers
920.560.5091   adamm@ngpwi.com

Tom Fisk
920.560.5090   tomf@ngpwi.com

1192 Hansen Road, Ste 201
Green Bay, WI  54304
Main: 920.884.5000
Fax: 920.884.6943

The information contained herein was obtained from sources believed reliable, however, Newmark Grubb Pfefferle makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice.
Development Opportunity or Greenhouse
For Sale in Door County
6780 STH 42/57, Sturgeon Bay, WI 54235

2017 Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population:</td>
<td>560</td>
<td>3,922</td>
<td>11,853</td>
</tr>
<tr>
<td>Total Households:</td>
<td>233</td>
<td>1,764</td>
<td>5,440</td>
</tr>
<tr>
<td>Average Household Income:</td>
<td>$42,847</td>
<td>$46,491</td>
<td>$49,638</td>
</tr>
<tr>
<td>Median Home Value:</td>
<td>$165,425</td>
<td>$160,703</td>
<td>$165,028</td>
</tr>
</tbody>
</table>

The information contained herein was obtained from sources believed reliable, however, Newmark Grubb Pfefferle makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice.
Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

**BROKER DISCLOSURE TO CUSTOMERS**

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (See Lines 47-55).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (See Lines 22-39).
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

**CONFIDENTIALITY NOTICE TO CUSTOMERS**

**BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER PROVIDING BROKERAGE SERVICES TO YOU.**

THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
3. TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

**CONFIDENTIAL INFORMATION:**

**NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):

**INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.**

**CONSENT TO TELEPHONE SOLICITATION**

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers:

**SEX OFFENDER REGISTRY**

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at: http://offender.doc.state.wi.us/public or by phone at 608-240-5830.

**DEFINITION OF MATERIAL ADVERSE FACTS**

A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Copyright 2007 by Wisconsin REALTORS® Association

DRAFTED BY ATTORNEY DEBRA PETERSON CONRAD

Produced with ZipForm® by zipLogix 18070 Fifteenth Mile Road, Fraser, Michigan 48026 www.ziplogix.com