



Available for Acquisition
Listing # 5915

Presented by:



James Benincasa

*Mergers & Acquisitions Master Intermediary (M&AMI)
Certified Business Intermediary (CBI)
Accredited Business Intermediary (ABI)
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PURPOSE AND DISCLAIMER

This Confidential Business Review is intended to acquaint a prospective purchaser with preliminary information regarding a Company whose business is currently available for acquisition, sale, or merger.

The information and exhibits contained in the Confidential Business Review have been obtained primarily from the Company. Although the Company believes the data to be a fair representation of the company's activities, its completeness or accuracy cannot be guaranteed.

Any representations or warranties with respect to the business or the property of the Company shall be contained in a definitive agreement, negotiated in good faith, and mutually agreed upon between the Company and the prospective purchaser.

This Confidential Business Review is to be furnished only to prospective purchasers having signed a Confidentiality Agreement and having made a specific request for information regarding the Company for the purpose of determining any interest in submitting an offer to acquire the Company or its business. Each prospective purchaser is responsible for the performance and expense of the due diligence review prior to any acquisition.

The information contained in this Confidential Business Review, including but not limited to the executive summary, business description, corporate history, organization, facilities, and financial statements have been supplied by the Companies described. This information has not necessarily been audited or independently confirmed and no representation, expressed or implied, is made as to its accuracy or completeness or the conclusions drawn. The parties providing such information shall in no way be responsible for the content, accuracy, and truthfulness of such information. Any and all representation shall be made solely by the Company as set forth in a signed acquisition agreement or purchase contract, which agreement or contract shall control as to representations and warranties, if any. By requesting this Confidential Business Review, the recipient acknowledges the responsibility to perform a due diligence review prior to any acquisition of or business combination with the Company.

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AVAILABLE FOR ACQUISITION



REVENUE: \$ 134,010

ADJUSTED PROFIT: \$ 94,798 \$

OFFERING PRICE: \$ 2,900,000

Includes Residential home and all buildings with land.

Private showings only by appointment with listing broker.

Buyers financial statement required with proof of funds at \$500,000 minimum.

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COMPANY HISTORY

50+ Years of Rainbow Trout

Jesse Preiner has a long history of raising trout. Originally established by the Preiner family in 1968, Trout Air located near Forest Lake, was a favorite destination for anglers of all ages to "catch-your-own" trout in the 20+ ponds on the Trout Air property. In addition, people could dine at the Trout Haus restaurant which closed in 1999. Since then, the property has been turned into a retirement community; however, Jesse decided to continue the trout tradition by raising trout on his small aquaculture farm just 2 miles away.

Over the past 20 years, Jesse has developed his small, sustainable, solar-powered trout farm. Each weekend from April to November, he can be found selling both fresh and smoked trout at the Minneapolis Farmers Market (stall 404). In addition, he stocks private fishing ponds, supplies local restaurants, and is available for hire for "portable trout ponds" for various events. Past events include Game Fair, St. Paul Ice Fishing Show, Vets Home Fishing Opener, and the Super Bowl.



COMPANY WEBSITE

<https://www.thetROUTmonger.com/> Please visit for more information.

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PRODUCTS AND SERVICES

- **Smoked Trout**
- **Fresh Trout**
- **Smoked Trout Spread**
- **Caviar/ Trout Roe**
- **Shiitake Mushrooms/ Morel Mushrooms**
- **Eggs**
- **Raspberries**
- **Rhubarb**
- **Cut Flowers**
- **Pasture-raised Chicken**



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MARKETS AND MARKETING

Customer Base

- *Minneapolis Farmers Market*
- *On Farm Sales*
- *On-Site/In-Person Fishing*
- *Online Sales*
- *Restaurants: Jax Cafe, Running Aces, Brookside Cafe, Maria's Restaurant*
- *Ecuadorian Community*
- *Russians/Ukrainians*
- *Stockton Trout Farm: Smoked Trout*
- *Fishing for Life: Deliver trout to various events throughout the year*
- *Joe Polarmo: Delivery trout to various events throughout the year*
- *Trout Monger Portable Ponds at various events (e.g. Super Bowl, Game Fair, St. Paul Ice Show, conventions, and other private events)*
- *Live Trout Delivery to Private ponds*

Possible Revenue Streams

- *Online Shipping*
- *Roadside Pop-up Sales*
- *Additional Restaurants*
- *Additional Local & Twin Cities Farmers Markets*
- *More On-site Fishing Opportunities*
- *Family Outings and Picnics*
- *School Field Trips*
- *Dinner on the Farm Events*
- *Aquaponics*

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**WELCOME TO
8220 LAKE DRIVE NE
COLUMBUS | MN 55025**

45°16'12"N 93°3'38"W
JUST NORTH ENOUGH

OVERVIEW

Page 01

The property at 8220 Lake Drive is especially unique and unlike any other in the Metro Area. It's incredible privacy and proximity to the Twin Cities—only 25 minutes away—makes this a dream home destination. Nearly 60 acres of property which is land-locked and surrounded by 100s of acres of county-owned preserved forest and wetlands making nosy neighbors an impossibility.

This property has an incredibly unique business opportunity. With more than two decades of history, The Trout Monger is one of only two certified and licensed trout farms in Minnesota.

Jesse Preiner has a long history of raising trout. Originally established by the Preiner family in 1968, Trout Air located near Forest Lake, was a favorite destination for anglers of all ages to "catch-your-own" trout in the 20+ ponds on the Trout Air property. In addition people could dine at the Trout Haus restaurant which closed in 1999. Since then the property has been turned into a retirement community; however, Jesse decided to continue the trout tradition by raising trout on his small aquaculture farm just 2 miles away.

Over the past 20 years, Jesse has developed his small, sustainable, solar-powered trout farm. Each weekend from April to November, he can be found selling both fresh and smoked trout at the Minneapolis Farmers Market (stall 404). In addition he stocks private fishing ponds, supplies local restaurants, and is available for hire for "portable trout ponds" for various events. Past events include: Game Fair, St. Paul Ice Fishing Show, Vets Home Fishing Opener, and the Super Bowl.

A RARE 56-ACRE RETREAT

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A Rare 56-Acre Retreat with Endless Potential – Just 30 Minutes from Minneapolis

Discover the perfect balance of rural charm and business opportunity with this beautifully maintained 56-acre estate. Currently home to a thriving trout farm, this versatile property is ideal for entrepreneurs, hobby farmers, or anyone looking to create their dream homestead.

Surrounded by protected parkland, the property offers peace, privacy, and natural beauty. Expansive grazing fields are perfect for livestock or equestrian pursuits, while multiple outbuildings provide flexible space for storage, workshops, or creative studios. A cozy on-site studio offers the perfect haven for art, work, or relaxation.

You'll be impressed by how immaculately every part of the land has been restored and maintained. The current home comes with solar power — ensuring energy efficiency and long-term savings. In addition, the property has potential to be divided into 8 to 10 additional building sites.

Located just off Highway 35, you'll enjoy the tranquility of country living with easy access to the vibrant amenities of the Twin Cities. Whether you're planning a sustainable farm, a private retreat, or a unique business venture, this property offers a rare blend of beauty, functionality, and opportunity.

Don't miss your chance to own this one-of-a-kind Minnesota estate — an inspiring canvas ready for your vision.

THE PROPERTY

Page 03

Home

- Traditional 1920s Farmhouse
- 1740 Square feet
- 3 Bedroom, 1 Bathroom
- Full Basement
- Remodeled and Restored throughout
- New Furnace, New HeatPump AC, and HEPPA Air Filtration System, and Ductwork throughout (completed December 2024—\$55K)
- 2024 Property Taxes: \$3,145.00

Barn

- Dimensions: 30 x 40
- Straightened and Restored
- New Floor

The Granary: Studio / Gym

- Dimensions: 20 x 24
- Straightened and Remodeled
- Natural Gas Heat and AC Mini-split system

The Milk House: Guest House

- Dimensions: 10 x 16
- Fully Remodeled
- Sauna

Big Garage

- Dimensions: 40 x 64
- New Floor
- Fish Cleaning Room
- MN Department of Agriculture-Certified Kitchen and Processing Area
- Walk-in Cooler
- Feed Room

Pergola Brick Patio

- Dimensions: 25 x 60
- Connects the Studio, Barn, and Guest House
- Large space for gatherings and parties
- Hot Tub Spa
- Cold Plunge

Wood Shop Garage

- Dimensions: 26 x 40
- Restored
- New Floor
- Electric Service added
- Chicken Room added

Quonset

- Dimensions: 36 x 80
- Straightened and Repaired

Open Air Shelter (for livestock)

- Dimensions: 30 x 40

Bomb Shelter / Root Cellar

- Dimensions: 12 x 24
- Stairs and door added

40K Solar Array

- Provides power for Fish operation
- \$130K installation

Pasture Fence

- New electrified pasture perimeter fence (Completed in 2023—\$25K)

Home of The Trout Monger

See next page for details



The Trout Monger

- 3 Ponds and 6 Tanks
- MN Department of Agriculture-Certified Commercial Kitchen with sinks
- Commercial Smoker
- Walk-In Cooler
- 2 freezers (upright and chest)
- Market Truck with freezer and refrigerated showcase
- Additional refrigerated showcase
- Ford 350 with Live Trout Tank
- Solar Array powers fish ponds
- 2 Portable Fish Ponds for events
- Active Customer Base
- Gross Sales 2023: \$192,130.00
- Gross Sales 2024: \$194,010.00
- Gross Sales 2025: \$257,314.00
- The Trout Monger branding/identity for recognition continuity
- Website: TheTroutMonger.com
- Social Media (Instagram, Facebook)

40K Solar Array

- Provides power for aquaculture operation
- \$130K initial investment

Current Products

- Smoked Trout
- Fresh Trout
- Smoked Trout Spread
- Caviar / Trout Roe
- Shiitake Mushrooms / Morel Mushrooms
- Eggs
- Raspberries
- Rhubarb
- Pasture-raised Chicken

Customer Base

- Minneapolis Farmers Market
- On Farm Sales
- On-Site/In-Person Fishing
- Online Sales
- Restaurants: Jax Cafe, Running Aces, Brookside Cafe, Maria's Restaurant
- Ecuadorian Community
- Nepal Community
- Russians/Ukrainians
- Stockton Trout Farm: Smoked Trout
- Fishing for Life: Deliver trout to various events throughout the year
- Joe Polarmo: Delivery trout to various events throughout the year
- Trout Monger Portable Ponds at various events (eg. Super Bowl, Game Fair, St. Paul Ice Show, conventions, and other private events)
- Live Trout Delivery to private ponds

Possible Revenue Streams

- Online Shipping (Regional/National)
- Roadside Pop-up Sales
- Additional Restaurants
- Additional Local & Twin Cities Farmers Markets
- More On-site Fishing Opportunities
- Family Outings and Picnics
- School Field Trips
- Dinner on the Farm Events
- Aquaponics



SALE OPTIONS

Page 05

15 Acres

Includes 15 acres with all buildings
\$1,400,000

The Trout Monger

(See page 4 for details)
\$325,000

41 Acres

Includes 41 acres (mix of fenced pasture and wooded area)
\$1,175,000

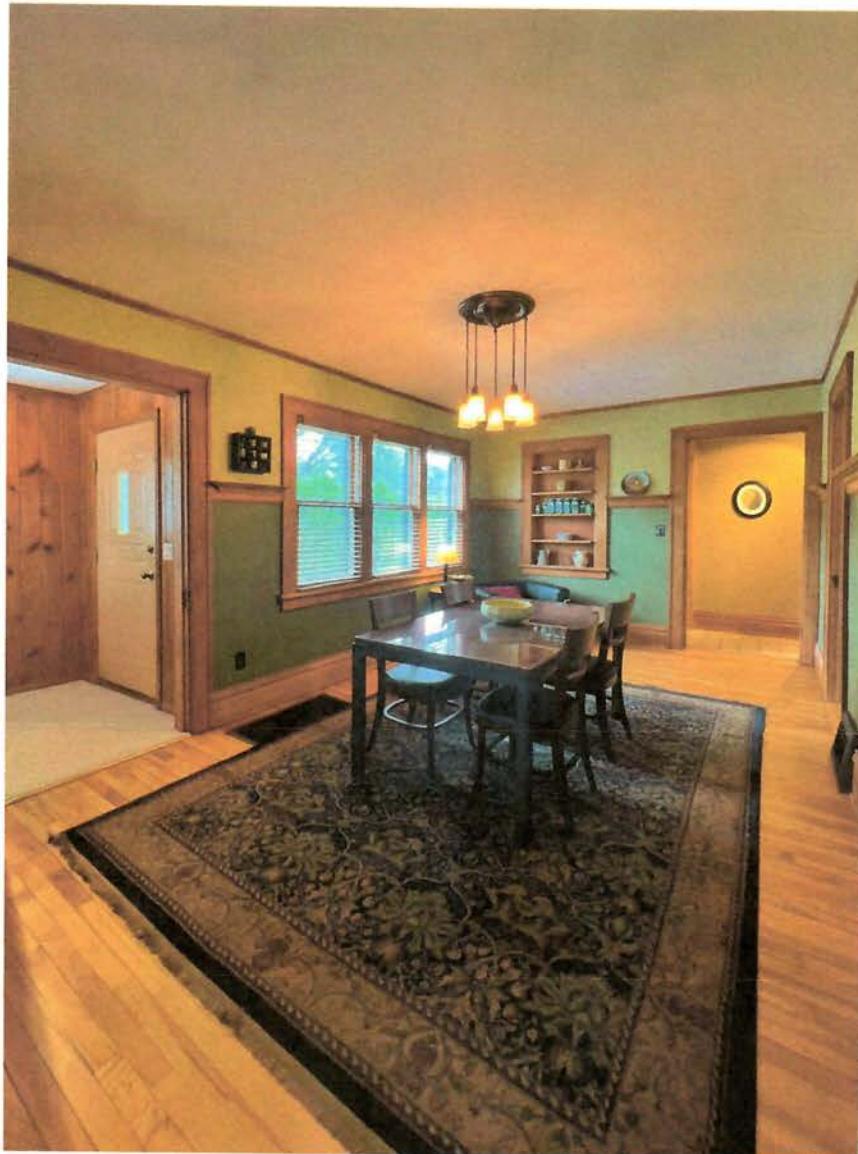
56 Acres

Includes 56 acres with all buildings
and The Trout Monger
\$2,900,000



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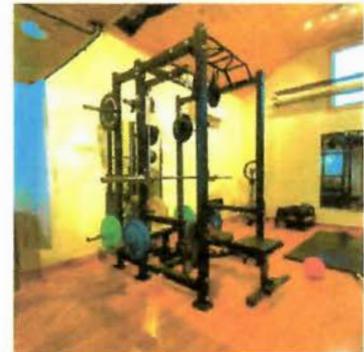
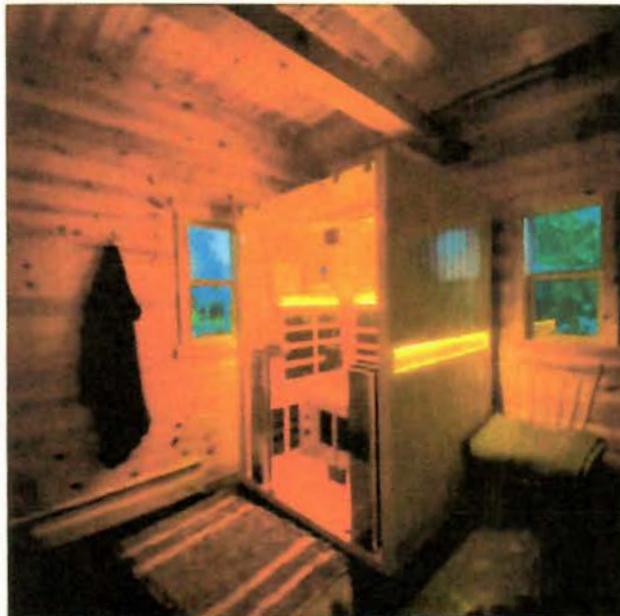
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Financial Information on Business 2022, 2023 and 2024

2022 Financials

Gross Total 191,522.11

COGS

Eggs 11,732.84

Fish 30,883.41 (Crystal, Fish Processors, Stockton)

UPS/Southwest 3,308.99

Forest Mushrooms 5,942.50

Supplies 18,006.84 (Aldi, Costco, Whole Foods, Amazon, Ziegler, etc)

Online Labels 455.97

Total 70,330.55

Other Expenses

Stall Rental 1,350.00

Liability 1,620.82

License & Permits 1,392.80

Electric 5,785.50

Total 10,149.12

Expense Subtotal 80,479.67

NET Total \$111,042.44

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2023 Financials

Gross Total 192,130.93

COGS

Eggs 8,696.10

Fish 59,984.97 (Crystal, Fish Processors, Stockton)

UPS/Southwest 3,513.36

Forest Mushrooms 6,240.00

Supplies 24,479.91 ((Aldi, Costco, Whole Foods, Amazon, Ziegler, etc)

Online Labels 856.35

Total 103,770.69

Other Expenses

Stall Rental 1,350.00

Liability 1,770.67

License & Permits 1,624.15

Printing 230.03

Electric 5,992.32

Total 10,967.17

Expense Subtotal 114,737.86

NET Total \$77,393.07

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2024 Financials

Gross Total 194,010.19

COGS

*Eggs 10,448.70
Fish 34,573.40 (Crystal, Fish Processors, Stockton)
UPS/Southwest 3,405.21
Forest Mushrooms 10,346.20
Supplies 27,799.55 (Aldi, Costco, Whole Foods, Amazon, Ziegler, etc)
Online Labels 533.55
Total 87,106.61
Other Expenses
Stall Rental 1,350.00
Liability 1,842.36
License & Permits 1,520.39
Printing 230.03
Electric 7,161.98
Total 12,104.76*

Expense Subtotal 99,211.37

NET Total \$94,798.82

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