



PROPERTY & BUSINESS OVERVIEW · TIVERTON, RHODE ISLAND

241 Cornell Farm

A complete, working farm and food business on 15.98 private acres, conveying as one package: the real estate, the operating business, the brand, the equipment, and the livestock.

15.98 Acres

TIVERTON, RI · R-120

1900 Farmhouse

3 BED · 2 BATH · 1,632 SF

Four Channels

WORKING FOOD SYSTEM

Offered at \$1,250,000

241Cornell.farm

A food system, not a fixer-upper.

241 Cornell is an established farm-to-fork enterprise, built over twelve years and conveying as one package. The buyer steps into a running operation with recipes, wholesale accounts, reputation, and customers included. This is not raw land and not a hobby farm.



Prepared foods and a farmhouse fried chicken line.



Pasture raised poultry, raised and processed on site.

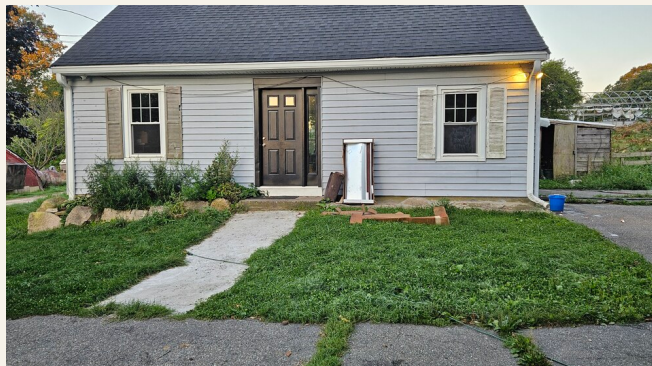
WHY THIS ONE IS DIFFERENT

- Four revenue channels already running: a food truck with catering, wholesale accounts with regional chefs, a leased retail farm market, and farmers markets, plus a prepared foods line.
- A recognized regional brand with twelve years of goodwill, press, and a customer base that transfers with the sale.
- An engineered public water system, an on-site processing unit, and owned solar already in place, the kind of infrastructure that is slow and costly to build new.
- Financing paths already mapped, including farm-ownership programs for qualified beginning farmers.

Working acreage with a restored home.

The acreage is a working mix of open pasture, woods, and water, framed by classic New England stone walls and set well back from the road. It is enrolled in Rhode Island farm-use assessment, which keeps the carrying cost low, and is protected under the state Right-to-Farm law. The restored 1900 farmhouse pairs original character with an updated kitchen and baths.

Lot	15.98 acres
Zoning	R-120
Plat / Lot	511 / 133
Farmhouse	3 bd / 2 ba
Finished area	1,632 sq ft
Built	1900, oil heat
Taxes	approx. \$4,800/yr, farm-use
Water	two wells + public water system



Restored 1900 farmhouse



Updated kitchen, butcher block counters

Specs per Tiverton assessor property card (511-133); buyer to verify in due diligence.

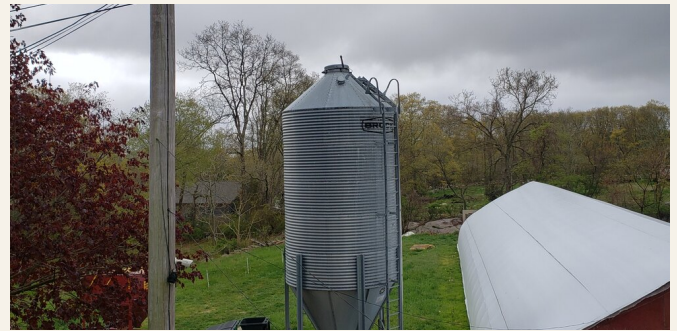
Built for production.

WATER BUILT FOR PRODUCTION

Beyond two on-site wells, the farm has its own engineered public water system: a dedicated well, a water storage tank, and distribution piping, built for the food and poultry operation and reviewed by the Rhode Island Department of Health. The plans are stamped by a licensed engineer, the well pump test is complete, and the state has issued preliminary approval, with final approval pending routine start-up sampling. For a buyer continuing the public-facing food business, this is a major head start.



60 by 200 steel-frame greenhouse, ready to re-cover



Bulk feed system



Owned 32-panel solar array (2021)



Pastured livestock

- 30 by 100 poultry house and two mobile coops; 60 by 200 steel-frame greenhouse, six-figure replacement cost, ready to re-cover.
- On-site mobile processing unit operating under a Rhode Island fowl processing license (up to 20,000 birds per year), with USDA certification in progress.
- Owned 32-panel solar array (2021); two feed silos; irrigation; separate caretaker quarters with a resident farm hand.

The price is a stack.

A working farm is not priced like a house. The value is a stack, each layer real and conveying together: the land, the improvements, the operating business and brand, the working assets, and the documented revenue. Every layer is supported by records so a lender can underwrite on facts, not on a story.

WHAT CONVEYS

- The land, the 1900 farmhouse, and all farm structures
- The operating business and four sales channels
- Brand, recipes, product lines, and goodwill
- Wholesale chef accounts and the customer base
- Leased retail farm market on Main Road
- Equipment, vehicles, and livestock, itemized at closing
- Approximately \$125,000 remaining on the USDA Value-Added Producer Grant, reported transferable, subject to USDA confirmation

FINANCING, ALREADY MAPPED

- USDA FSA farm-ownership mortgage plus a seller note as the primary path, with long amortization.
- FSA programs for qualified beginning farmers, with as little as 5% down.
- SBA 7(a) as a secondary path to finance real estate and business together.

IN THE NDA PACKAGE

- Confidential Information Memorandum
- Three years of financials and YTD P&L
- Farm-market lease abstract
- Equipment, vehicle, and livestock schedules
- Press and brand file, and a lender introduction

REQUEST THE FULL PACKAGE

Full financials, schedules, and the confidential business package are available to qualified buyers under a simple non-disclosure agreement. Showings by appointment.

John Long · HomeSmart First Class Realty · 774.451.2163 · 241Cornell.farm

Information deemed reliable but not guaranteed. Acreage, structures, system approvals, grant balances, lease terms, and all business and revenue figures are owner-reported and subject to buyer verification and confirmation with the relevant agencies. Financing descriptions are informational and not a commitment to lend; all loans subject to lender underwriting and eligibility. This overview is not an offer to sell securities or a franchise.