TURNKEY GOURMET MUSHROOM FARM FOR SALE

NORTH FERRISBURGH, VERMONT • $29,900 OBO

Madcap Mushrooms: An established farm ready for its next owner

Acquire an equipped gourmet mushroom farm with four constructed production rooms, established sales relationships, a grow-kit product line, and two weeks of transition training. The offering includes the listed farm assets and website; the Madcap name and logo are negotiable.

Asking price	$29,900 or best offer
Facility	3,300 sq. ft. commercial warehouse; $3,399/month current rent. Subject to Landlord approval and new lease agreement.
Production rooms	Grow: 23 × 12 ft (276 sq. ft.); Incubation: 28 × 9 ft (252 sq. ft.); Lab: 7 × 16 ft (112 sq. ft.); Preconditioning: 18 × 3 ft (54 sq. ft.). Total: 694 sq. ft.
Production	Historical ~100–150 lb/week; owner-estimated potential up to 1,000 lb/week, unverified
Transition	Two weeks of owner training; customer and market introductions

What buyers receive

Everything needed to start growing mushrooms the very next day: four built-out production rooms, installed cultivation infrastructure, laboratory and sterilization equipment, racks, climate controls, production supplies, and farmers market equipment, as detailed in the agreed asset inventory. A ready-to-go website (madcapmushroom.com) is included, along with introductions to established customers and markets and two weeks of hands-on transition training if needed. Transfer of the Madcap name, logo, and Instagram account @Madcapmushrooms (approximately 2,250 followers) can be discussed separately.

Skip the buildout. Skip the equipment hunt. Start growing.

Four built-out production rooms totaling 694 sq. ft., a 130-gallon sterilizer, laboratory equipment, cultivation racks, climate controls, refrigeration equipment, and farmers market equipment—all ready for the next owner.

More than $34,000 in documented historical investment in equipment, construction, infrastructure, and setup, excluding the separately negotiable brand assets. Historical investment does not represent current resale or replacement value. Offered as a turnkey mushroom farm for $29,900 OBO. A complete asset inventory is available to serious buyers upon request.

We've Planted the Spores. You Take It From Here







Farmers markets: Burlington, Shelburne, Stowe, Bristol, Vergennes, and Old North End (introductions offered; placements not guaranteed). Existing accounts and contacts include the Inn at Shelburne Farms, Shelburne Farms Store, Common Roots, Bread and Butter, UVM Horticulture Farm, and Myers Produce.

Burlington market	Typical $600–$650 per market day, including grow kits
Shelburne market	Typical $300–$350 per market day, including grow kits
Retail mushroom price	$18/lb at farmers markets
Restaurant / distributor prices	Typically $13/lb restaurant; $10/lb Myers Produce
Grow kits	$35 retail; typically 4–5 Burlington and 2–3 Shelburne per market day

Facility flexibility

The 3,300-square-foot warehouse dedicates only about 50–60% of its space to mushroom cultivation, leaving roughly 40–50% available for complementary commercial uses, storage, or future expansion. The remaining area includes a comfortable office/break space, sink, bathroom with shower, washer/dryer, and a heating and cooling unit—convenient amenities for an owner-operator or a second business. An oven and kitchen refrigerator may also be included for an additional negotiated price. Any additional commercial use is subject to landlord approval and applicable permits; residential occupancy is not represented as permitted.

Growth Opportunities – The Foundation is built

Madcap was built with growth in mind. Historical production has been approximately 100–150 lb/week; the owners estimate the existing infrastructure could support up to 1,000 lb/week with sufficient demand, labor, supplies, and suitable operating conditions (not independently verified). Opportunities include expanding restaurant, grocery, and distributor accounts; increasing use of existing cultivation capacity; growing the mushroom kit business through retail, online sales, and workshops; and using the remaining 40–50% of warehouse space for complementary commercial activities or expansion, subject to approvals. The infrastructure is in place—the next chapter is up to you.

Financial transparency

January–October 2026 recorded revenue was approximately $50,889, while recorded expenses were approximately $68,437. Importantly, those expenses include substantial personal-use purchases, shared household costs, and other items that may not be necessary to operate the mushroom farm. They should not be interpreted as the cost of mushroom production alone. Based on preliminary owner estimates, approximately $18,280 in personal-use and buyer-model adjustments produces an illustrative adjusted surplus of about $732 before owner labor and further accounting reconciliation. A buyer may operate with a leaner cost structure depending on their circumstances. These figures are unaudited estimates, not a verified profitability claim; supporting records and adjustment details are available to qualified buyers.

Why We Are Selling

As a disabled veteran, the physical demands of running a mushroom farm have become increasingly difficult for me to keep up with. With our family growing, we've decided it's time to begin a new chapter.

I built Madcap Mushrooms while pursuing my undergraduate degree and, later, my MBA in Sustainable Innovation. Balancing school, family, and building a business from the ground up has been quite the adventure. An incredible amount of care, thought, and intention went into building Madcap Mushrooms. I genuinely believe we've created an exceptionally efficient, thoughtfully designed mushroom farm, and I'm proud of what we've accomplished. More than anything, I want to see Madcap continue growing. My hope is to find someone who appreciates what's been built here and is excited to carry it forward.

A long time ago, I made a promise to the mushrooms that I would dedicate a portion of my life to them. I believe I've kept that promise.

INQUIRE ABOUT A WALKTHROUGH • Equipment inventory and financial details available upon request.

Contact: **Madcapmushroomsfarm@gmail.com / 713-419-8283**

Equipment condition, capacity, customer continuity, room measurements, and lease terms are subject to buyer verification.