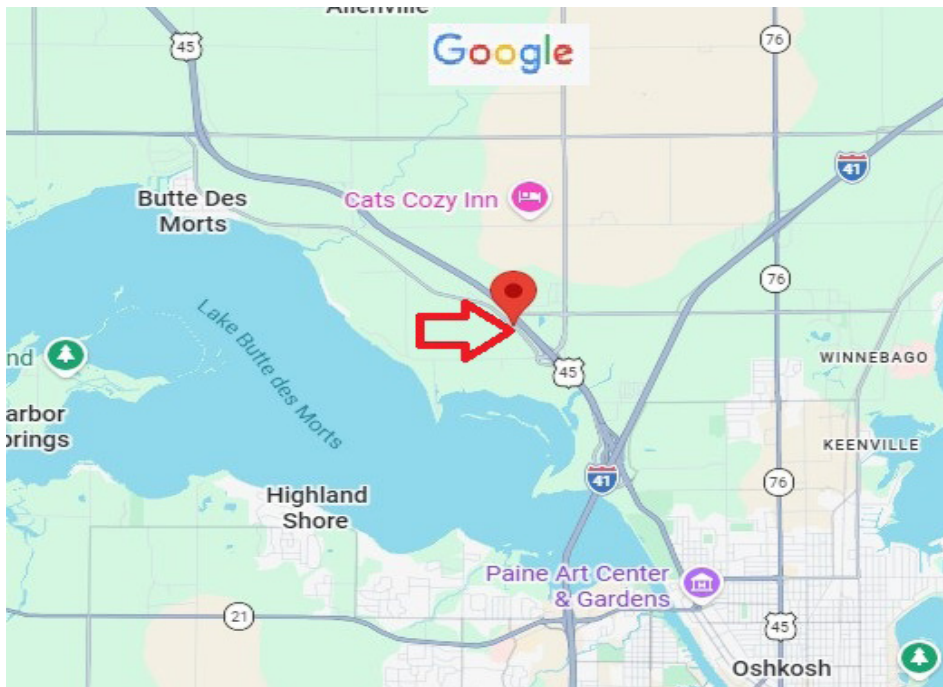


FOR SALE



TURNKEY BREWERY

4362 COUNTY ROAD S
TOWN OF OSHKOSH, WI



SALE DETAILS

SALE PRICE	\$1,300,000
BUILDING SIZE	+/- 8,800 SF
PARCEL SIZE	+/- 2.84 AC
TAX ID	018040908
TAXES	\$10,107 (2025)
ZONING	General Farming

FEATURES & AMENITIES

- Turnkey brewery operation
- 8,800 SF light industrial facility
- Established local brand
- Flexible property and site layout
- Real estate and business included
- High visibility highway signage and excellent exposure
- Located along a bike path, driving additional customer traffic

This information was obtained from sources deemed to be accurate and reliable, but is not guaranteed and is subject to correction.

LOCAL KNOWLEDGE
MAXIMUM EXPOSURE
POWERFUL ADVANTAGE

3101 E. Enterprise Ave., Suite A | Appleton, WI 54913
926 Willard Dr., Suite 114 | Green Bay, WI 54304
Phone: 920.428.8884 | www.jrossassoc.com

BROKER INFORMATION

TJ Lamers
920.903.5526
tlamers@jrossassoc.com

FEATURES & AMENITIES

- Turnkey brewery operation: Fully equipped craft brewery including all brewing and canning equipment, taproom infrastructure, and operational assets ready for immediate ownership transition
- 8,800 SF light industrial facility: Well-designed building with dedicated production space, taproom, office areas, and storage—offering efficient workflow and room for future expansion (see floor plan)
- Solar system 7 years old generates over \$10,000 in electricity per year
- Established local brand: Bare Bones Brewery is a recognized destination in the Oshkosh area, featuring a welcoming taproom, loyal customer base, and strong community presence
- Flexible property and site layout: Large parcel with ample parking, outdoor seating potential, and additional land for future expansion as shown in the site plan (attached)
- Real estate and business included: Rare opportunity to acquire both the operating business and owned real estate, eliminating lease risk and providing long-term investment stability
- Ample on-site parking and room for expansion or events



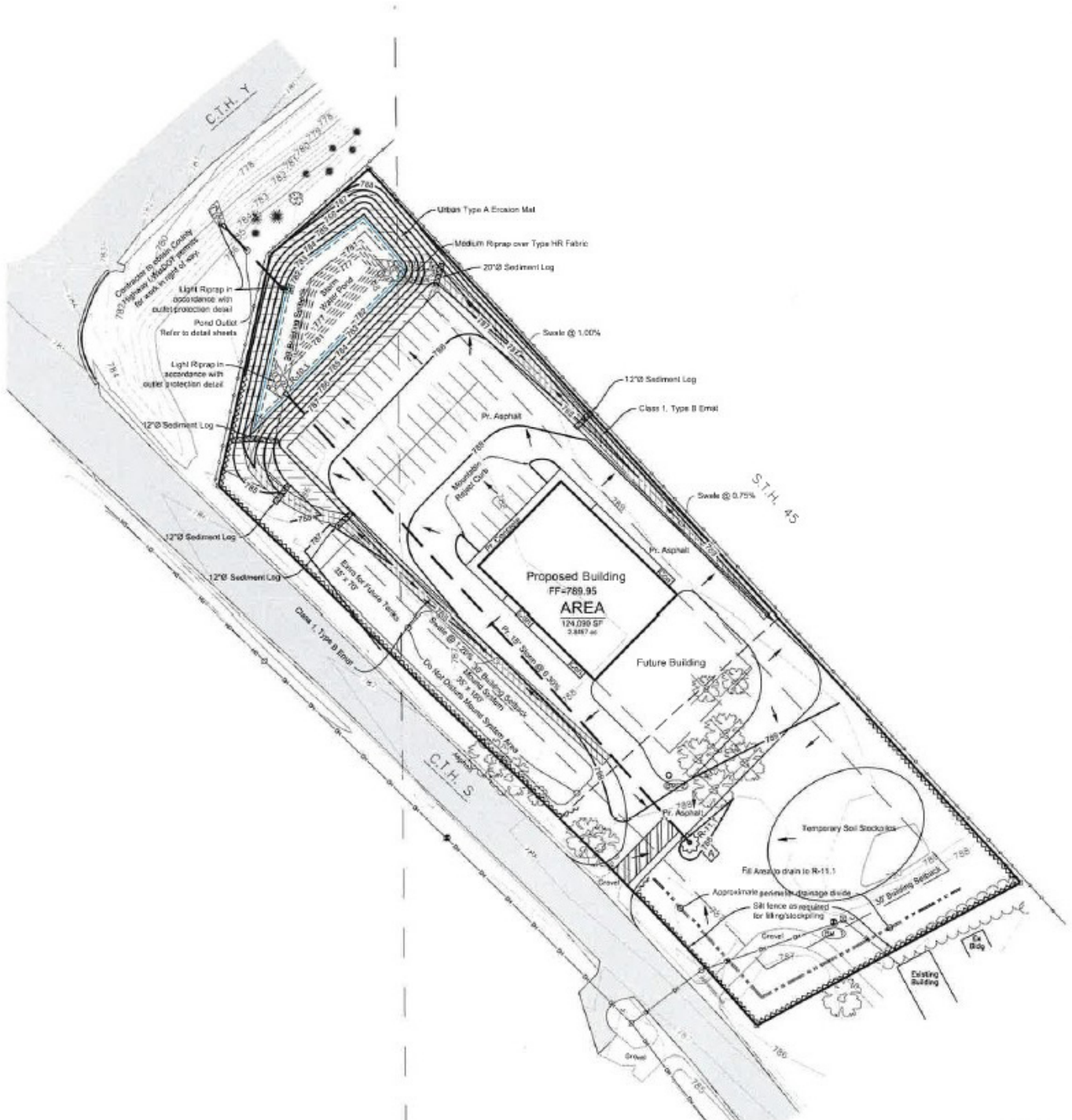
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SITE PLAN



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 MAXIMUM EXPOSURE
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INTERIOR PHOTOS



LOCAL KNOWLEDGE
MAXIMUM EXPOSURE
POWERFUL ADVANTAGE

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BROKER INFORMATION

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tlamers@jrossassoc.com

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents):

39 _____
40 _____

41 (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY**

You may obtain information about the sex offender registry and persons

53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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