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Blueberry Farm In North Folk Offers Turn-key Business

Laura Euler | November 2, 2022



Don't you just love blueberries? Who doesn't? They're so tasty and so good for you! And for those who reeeeeally love blueberries, here is not only a charming rural residence for sale but also a blueberry business! Yep, it's a 32-acre blueberry farm in the town of Southold, on Long Island's picturesquely agrarian North Fork.

Known as Bhavana Berries, the unique property includes two parcels of land. The first spans 1.83 acres with a 19th century farmhouse, and the other encompasses 29 acres of preserved land, most of it planted with blueberries. The farm abuts other farms to the west that are also preserved, which means the views will remain agricultural for generations to come. Plus, it's all is just moments to a very popular local beach as well as the numerous wineries and great restaurants in the area.

The acreage includes 40,000 seaside blueberry bushes, grown organically. During July and August, the farm is open to the public for U-Pick blueberries. Organic garlic is also grown on the land, which is often sold at the farm stand out front.

The farm's website notes, "Founded in 2011, Bhavana Berries inherited a sod farm and spent the next 2 years rehabilitating the soil. In 2013, our first blueberry bushes were planted using organic and sustainable agricultural practices. [...] We named our farm after the Sanskrit concept bhavana, meaning the cultivation of mind, body, and spirit." In addition to their U-Pick operation, Bhavana supplies berries to local restaurants and participates in local CSAs.

The berries themselves have an excellent reputation for flavor, sweetness and texture, so anyone looking for a change of lifestyle, start figuring out your favorite muffin recipe now!

The old red farmhouse measures about 2,000 square feet and includes a generous wrap-around front porch. A slender entrance halls leads to formal living and dining rooms, the latter with a with large bay window. The main floor also includes a den/office, an eat-in kitchen and pantry, a three-season porch, and a powder room for guests.

Upstairs are four bedrooms and the lone full bath. Yes, the house could use some updates, as well as at least one more bathroom, but why quibble when there are so many antioxidants and gorgeous vistas to benefit from? Also included in the sale are several vintage barns, outbuildings and sheds.

The farm is available for \$4 million via Nicholas Planamento at Town & Country Real Estate.

