




# Schwope Brothers West Coast

Offering Memorandum



Root Realty LLC, A Limited Liability  
Company of Idaho – Lic. # 201231383

# Executive Summary

We are pleased to offer a rare opportunity to acquire a nursery operation consisting of premium farmland, a growing inventory of nursery trees, and a comprehensive set of machinery and equipment across four (4) tracts totaling approximately 477 gross acres in the highly coveted Willamette Valley of Oregon. This offering is part of a broader Chapter 11 bankruptcy process and will be subject to court approved sale timelines. The transaction may be expedited should an acceptable offer be presented to the relevant parties.

Schwope Brothers West Coast	
Location Type	Production
Address	39881 NW Wilkesboro Rd, Banks, OR 97106
Acreage (Owned/Lease/Total)	477/294/768 Acres
Location Manager/Lead	Daniel Livingston
Headcount (Min/Max)	45/100
Inventory Balance	2.1MM Units
Inventory Mix	1.7MM Barefoot Liner 154k Pre-Finished 232k Packaged/Container 394k Container Liner
Average Production/Years	4.5 Years

Core Competency/Offering	
Container Finished Goods	Field Finished Goods
Seed Propagation	Cuttings
Tissue Culture	Grafting
Seedlings & Rooted Cutting	



- Red-outlined tracts denote fee-simple ownership; green-outlined tracts denote leased acreage. Lease assumability is subject to confirmation during due diligence



# Utopian Plants Kansas, KAT Nurseries, DCA Land Kansas

Offering Memorandum

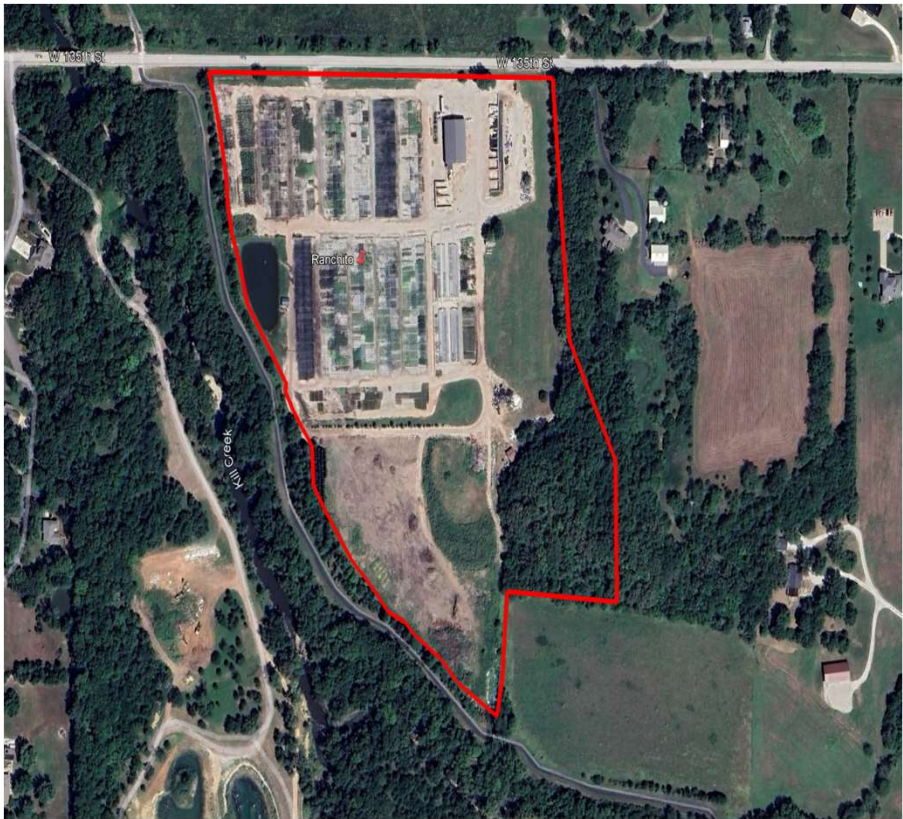


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# Executive Summary

We are pleased to present a rare opportunity to acquire a diversified portfolio of assets, including a shrub and plant production nursery (Utopian Plants), a nursery distribution (KAT Nursery), and a tract of premium real estate located on the edge of the Kansas City metropolitan area (DCA Land Kansas), together with their associated machinery, equipment, and established labor force. This offering is part of a broader Chapter 11 bankruptcy process and will be subject to court approved sale timelines. The transaction may be expedited should an acceptable offer be presented to the relevant parties.

Utopian Plants Kansas	
Location Type	Production
Address	33523 W 135th St, Olathe, KS 66061
Acreage (Owned/Lease/Total)	26/0/26 Acres
Location Manager/Lead	Darren St Thomas
Headcount (Min/Max)	4/12
Inventory Balance	54k Units
Inventory Mix	Packaged/Container
2024 Units Shipped	222k Units
Average Production/Years	1 Year



Core Competency/Offering
Container Finished Goods



# KAT Nurseries

KAT Nurseries Olathe	
Location Type	Distribution
Address	30050 W 135th St, Olathe, KS 66061
Owned/Leased	Leased*
Location Manager/Lead	Jay Warren
Headcount (Min/Max)	21/32
Inventory Balance \$ Min/Max	\$991k/\$1.7MM
Inventory Mix	Live Plants, Hardscape Supply, Transportation Equipment
Annual Rent/Property Tax	TBD



Core Competency/Offering	
Green Goods	Hard Goods
Landscaping Supplies	





*\*-Note: This site is operating under a month-to-month lease and currently houses inventory and mobile office units.*



# Schwope Brothers Tree Farms, DCA Land Missouri

Offering Memorandum



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# Executive Summary

We are pleased to present a rare opportunity to acquire a portfolio of approximately 951 acres of farm ground historically utilized for nursery tree production. The offering may include an active inventory of nursery trees, a comprehensive set of machinery and equipment, and an established labor force located across multiple tracts in Jackson County, Missouri. This sale is being conducted as part of a broader Chapter 11 bankruptcy process and will be subject to court-approved sale timelines. The transaction may be expedited should an acceptable offer be presented to the relevant parties.

Schwope Brothers Tree Farms	
Location Type	Production
Address	5609 North Blue Valley Rd, Independence, MO 64058
Acreage (Owned)	951
Location Manager/Lead	Jaime Marrufo
Headcount (Min/Max)	22/106
Inventory Balance	658k Units
2024 Units Shipped	95k Units
Average Production/Years	4 Years



Core Competency/Offering
Container Finished Goods
Field Finished Goods





# DCA Land Kentucky, LLC

Offering Memorandum



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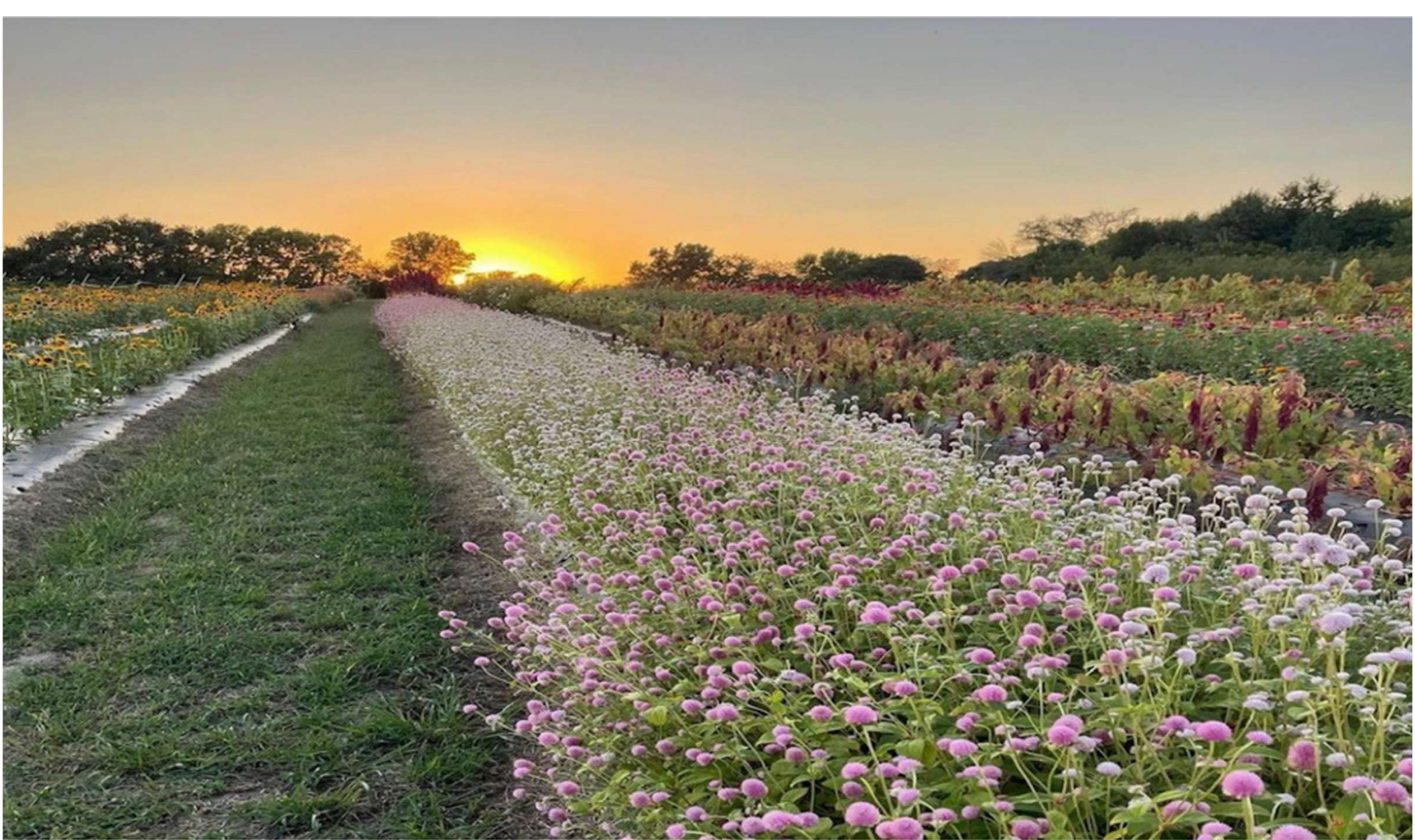
# Executive Summary

- We are pleased to present a rare opportunity to acquire approximately 359 contiguous acres of premium farm ground located near Bardstown and Springfield, Kentucky. Historically utilized for nursery production, the property is strategically situated outside the influence of urban encroachment, allowing for flexible use across agricultural, recreational, or other rural-oriented purposes.
- The property is currently operated by Valley Hill Tree Farm under an existing tenancy.
- This offering is being conducted as part of a broader Chapter 11 bankruptcy process and will be subject to court-approved sale procedures and timelines. The transaction may be accelerated should an acceptable offer be submitted to the appropriate parties.

Valley Hill Tree Farm	
Location Type	Production
Address	96 Valley Hill Rd, Springfield, KY 40069
Acreage (Owned/Lease/Total)	358/0/358 Acres
Location Manager/Lead	Bert Eisenback
Headcount (Min/Max)	3/14
Inventory Balance	56k Units
Inventory Mix	56k Balled & Burlapped
2024 Units Shipped	9k Units
Average Production/Years	3.5 Years

Tax APN	Owner	County	Farm Name	Acre Count
08-034.01	DCA LAND KENTUCKY LLC	Washington	Valley Hill	357.9





# Colonial Gardens, Colonial Farms, & KAT Blue Springs

Offering Memorandum



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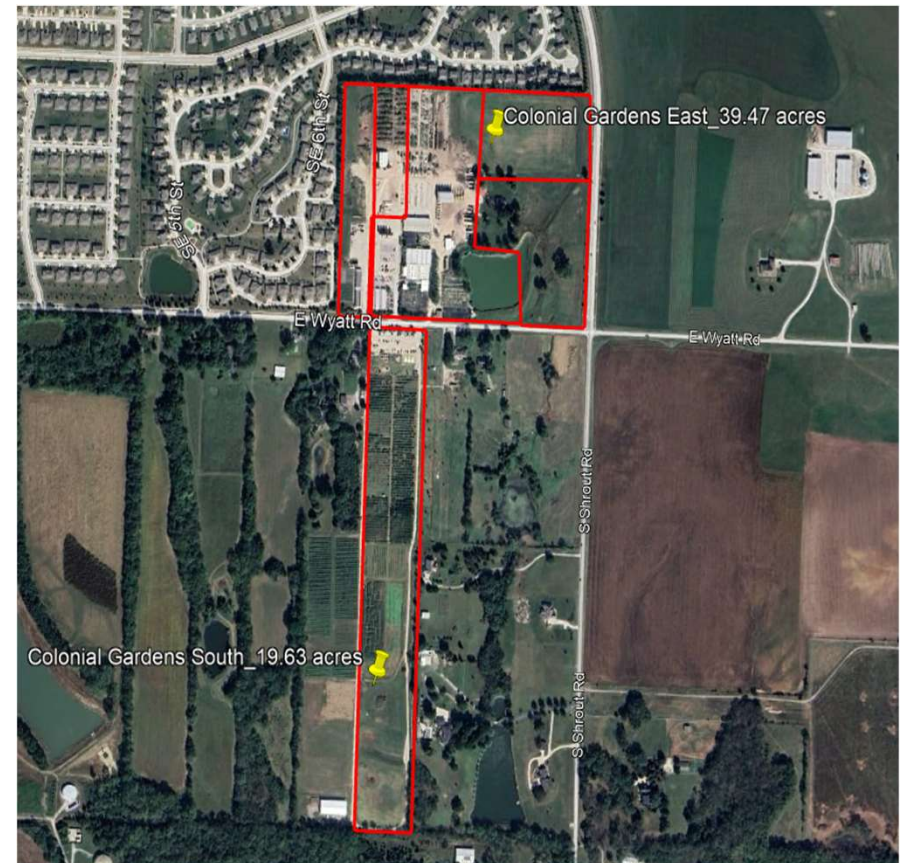
# Executive Summary

We are pleased to present a rare opportunity to acquire a diversified portfolio of assets, including prime Missouri real estate comprising two non-contiguous tracts (Colonial Gardens East and Colonial Gardens South), strategically positioned within the path of residential growth. The offering includes the Colonial Gardens retail site and farm operations, as well as the satellite KAT Wholesale (Blue Springs) location, together with the associated machinery, equipment, and established labor force.

This sale is being conducted as part of a broader Chapter 11 bankruptcy process and will therefore be subject to court approved timelines. The transaction may be expedited should an acceptable offer be presented to the relevant parties.

Colonial Gardens/Farms & KAT Blue Springs	
Location Type	Retail/Event Center/Distribution
Address	27610 E Wyatt Rd, Blue Springs, MO 64014
Owned/Leased	Owned
Location Manager/Lead	Paul Abugattas
Headcount (Min/Max)	25/46
Inventory Mix	Live Plants, Hardscape Supply, Transportation Equipment
Property Tax	\$31k



Core Competency/Offering	
Landscaping Supplies	Retail/Event Center
Agriculture Tourism	Wholesale/Distribution





# Brehob Nurseries, Utopian Plants Indiana, DCA Land Indiana

Offering Memorandum



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# Executive Summary

We are pleased to present a rare opportunity to acquire a diversified portfolio of assets, including prime Indiana real estate comprising two non-contiguous tracts (Brehob North and Brehob South) with fee-simple ownership held by DCA Land Illinois and situated directly in the path of growth. In addition to the real estate, the portfolio includes a reputable nursery production operation and a wholesale distribution site operated under Utopian Plants and Brehob Nurseries, together with the associated machinery, equipment, and established labor force. The sale will be conducted as part of a broader Chapter 11 bankruptcy process and will be subject to court-approved sale timelines. The transaction may be expedited should an acceptable offer be presented to the relevant parties.

Utopian Plants Indiana	
Location Type	Production/Distribution
Address	4867 Sheridan Rd, Westfield, IN 46062
Acreage (Owned/Lease/Total)	85/0/85 Acres
Location Manager/Lead	Daniel Kiggins
Headcount (Min/Max)	13/51
Inventory Balance	727k Units
Inventory Mix	Packaged/Container
2024 Units Shipped	419k Units
Average Production/Years	1.25 Year



Core Competency/Offering

Container Finished Goods



# Brehob South

Brehob Nurseries South	
Location Type	Distribution
Address	30050 W 135th St, Olathe, KS 66061
Owned/Leased	Owned – 36 acres
Location Manager/Lead	Daniel Kiggins
Headcount (Min/Max)	13/33
Inventory Balance \$ Min/Max	\$991k/\$3.0MM
Inventory Mix	Live Plants, Hardscape Supply, Transportation Equipment
Property Tax	\$34k



Core Competency/Offering	
Green Goods	Hard Goods
Landscaping Supplies	





# Anna Evergreen, DCA Land Illinois

Offering Memorandum



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# Executive Summary

We are pleased to present a rare opportunity to acquire a premier, one-of-a-kind nursery production operation, widely recognized throughout the industry as Anna Evergreen, renowned for its high-quality evergreen varieties across both Ball & Burlapped and packaged goods. This offering includes the underlying real estate, all nursery inventory, and the associated machinery and equipment, with an established labor force already in place. The sale is being conducted as part of a broader Chapter 11 bankruptcy process and will be subject to court approved sale timelines. The transaction may be expedited should an acceptable offer be presented to the relevant parties.

Anna Evergreen	
Location Type	Production
Address	160 Anna Nursery Ln, Cobden, IL 62920
Acreage (Owned/Lease/Total)	384/0/384 Acres
Location Manager/Lead	Jason Tabor
Headcount (Min/Max)	6/21
Inventory Balance	365k Units
2024 Units Shipped	99k Units
Average Production/Years	4.5 Years



Core Competency/Offering
Container Finished Goods
Field Finished Goods



# Disclaimer

THIS CONFIDENTIAL INFORMATION PRESENTATION IS BASED ON INFORMATION PROVIDED BY DCA OUTDOORS, INC. (“COMPANY”)\*\* WHO ARE DEBTORS IN THE JOINTLY ADMINISTERED CHAPTER 11 BANKRUPTCY CASES UNDER THE LEAD CASE IN RE DCA OUTDOOR, INC., ET AL., CASE NO. 25-50053 (CAN) IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF MISSOURI. THE DOCUMENT IS SOLELY FOR USE BY PROSPECTIVE BUYERS (“RECIPIENTS”) TO EVALUATE THE ASSETS OFFERED BY THE COMPANY AND NO OTHER PURPOSE.

THE DOCUMENT HAS BEEN PREPARED TO ASSIST RECIPIENTS IN MAKING THEIR OWN EVALUATION OF THE COMPANY ASSETS AND DOES NOT PURPORT TO CONTAIN ALL THE INFORMATION A PROSPECTIVE BUYER MAY NEED TO MAKE A PURCHASE DECISION. INTERESTED RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION AND ANALYSIS OF THE COMPANY ASSETS TO VERIFY THE INFORMATION CONTAINED IN THIS MEMORANDUM.

NEITHER THE COMPANY NOR ROOT REALTY, PEOPLES COMPANY OR MURRAY WISE ASSOCIATES (LAND BROKERS) MAKES ANY REPRESENTATION OR WARRANTY TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED IN THIS PRESENTATION AND OTHERWISE MADE AVAILABLE IN CONNECTION WITH ANY FURTHER INVESTIGATION OF THE COMPANY. LEGALLY BINDING REPRESENTATIONS TO BE MADE BETWEEN THE COMPANY AND AN BUYER WILL BE LIMITED TO THOSE CONTAINED IN DEFINITIVE PURCHASE AGREEMENTS.

THE PRESENTATION HAS BEEN PREPARED FOR INFORMATIONAL PURPOSES RELATING TO THIS TRANSACTION ONLY AND UPON THE EXPRESS UNDERSTANDING THAT IT WILL BE USED ONLY FOR THE PURPOSES SET FORTH ABOVE. THIS PRESENTATION DOES NOT CONSTITUTE A SECURITIES OFFERING. EXCEPT AS OTHERWISE INDICATED, NO INDEPENDENT ACCOUNTANT HAS AUDITED, REVIEWED, COMPILED, OR EXPRESSED AN OPINION REGARDING ANY OF THE FINANCIAL INFORMATION PRESENTED.

NEITHER THE COMPANY NOR LAND BROKERS UNDERTAKES ANY OBLIGATION TO PROVIDE A RECIPIENT WITH ACCESS TO ANY ADDITIONAL INFORMATION. NO ASSURANCE CAN BE GIVEN OR SHOULD BE INFERRED THAT ANY OF THE ASSUMPTIONS ON WHICH THE PROJECTIONS ARE BASED WILL PROVE TO BE CORRECT OR THAT THE PROJECTED FIGURES WILL BE ATTAINED. ACTUAL RESULTS MAY VARY FROM PROJECTIONS, AND THE VARIATIONS MAY BE MATERIAL. RECIPIENTS ALSO AGREE NOT TO CONTACT ANY OFFICERS, EMPLOYEES, AFFILIATES, CUSTOMERS OR SUPPLIERS OF THE COMPANY, EITHER DIRECTLY OR INDIRECTLY, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COMPANY. ALL COMMUNICATIONS, INQUIRIES AND REQUESTS FOR INFORMATION RELATING TO THIS PRESENTATION OR TO A POSSIBLE TRANSACTION INVOLVING THE COMPANY ASSETS SHOULD BE ADDRESSED TO LAND BROKERS.

ANY INCLUDED INVENTORIES, FINANCIAL PROJECTIONS AND OTHER FORWARD-LOOKING INFORMATION ARE BASED ON MANAGEMENT’S ASSESSMENT OF SUCH MATTERS AS GROWTH PROSPECTS, CUSTOMER BASE, MARKET SIZE, AND GENERAL INDUSTRY CONDITIONS, AND REFLECT THE BEST ESTIMATES OF THE COMPANY AS OF THE DATE OF THIS MEMORANDUM. NO ASSURANCE CAN BE GIVEN NOR SHOULD BE INFERRED THAT ANY OF THE ASSUMPTIONS ON WHICH THE PROJECTIONS ARE BASED WILL PROVE TO BE CORRECT OR THAT THE PROJECTED FIGURES WILL BE ATTAINED. ACTUAL RESULTS MAY VARY FROM PROJECTIONS, AND THE VARIATIONS MAY BE MATERIAL.

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\*\* THE ENTITIES COMPRISING THE “COMPANY” ARE (I) ANNA EVERGREEN, LLC; (II) BREHOB NURSERIES, LLC; (III) COLONIAL FARMS LLC; (IV) COLONIAL GARDENS LLC; (V) COLONIAL GARDENS DEVELOPMENT LLC; (VI) DCA LAND HOLDING COMPANY, LLC; (VII) DCA LAND ILLINOIS LLC; (VIII) DCA LAND INDIANA LLC; (IX) DCA LAND KANSAS LLC; (X) DCA LAND KENTUCKY LLC; (XI) DCA LAND MISSOURI LLC; (XII) DCA LAND OREGON LLC; (XIII) DCA OUTDOOR, INC.; (XIV) KAT NURSERIES, LLC; (XV) PLANTRIGHT SUPPLY LLC; (XVI) SCHWOPE BROTHERS TREE FARMS, LLC; (XVII) SCHWOPE BROTHERS WEST COAST, LLC; (XVIII) UTOPIAN PLANTS INDIANA, LLC; (XIX) UTOPIAN TRANSPORT, LLC; AND (XX) UTOPIAN TREES INC.