

SALES PARTICULARS

Hunsballe Grønt

Orebyvej 80, Eggeslevmagle, 4230 Skælskør, etc.



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HEKTO  CO

RÅDGIVENDE LANDBRUGSMÆGLERE

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DESCRIPTION AND PHOTOGRAPHS



Hunsballe Grønt near Skælskør

The company is a family-owned enterprise with a long-standing track record in fruit and vegetable production and is currently one of Denmark's largest strawberry producers, with an annual output in excess of 900 tonnes. The company is located at Eggeslevmagle, north-east of Skælskør,

and has a total landholding of approx. 132 ha. Of these, 10.5 hectares are under glass and dedicated to the production of strawberries.

The enterprise cultivates both conventional and organic produce. The organic line is marketed via Hunsballe ApS.

In addition to strawberries, the enterprise produces open-field vegetables such as celeriac (with and without tops), courgettes, spring onions and beetroot seed, supplemented with a traditional cereal crop rotation. Strawberries and vegetables are marketed via Gasa Odense.

The business is centred around its greenhouse facilities, thus enabling an extended strawberry production season. Strawberry production is highly efficient, achieving an average price of DKK 47.69 per kg in 2025. Relevant production figures are available upon request. A unique feature of the operations is the associated rainwater and drainage collection reservoirs used in the production (for circular irrigation).

At peak season, the business employs up to 140 staff.

By separate agreement, the owner offers an additional property at Skælskørvej 83, 4700 Næstved, spanning a further 81 ha. Further details are available from Hekto&Co.

Below follows an overview of the individual properties:

Orebyvej 80:

"Røjlegården" is the principal property within the business. It accommodates the primary production facilities and also serves as the owner's residence and administrative base.

The property spans approx. 113.1 ha, whereof 85.7 ha eligible for agricultural support, including 78.4 ha currently in cultivation.

The building complex comprises:

- The farmhouse, built in 1917, with a residential floor area of approx. 400 sq m.
- The former stable and barn buildings, currently used partly as staff accommodation (kitchen and communal areas, bathrooms and bedrooms) and partly for storage purposes. There are several mobile homes adjacent to the buildings.
- Well-appointed barn and production buildings, totalling approx. 5,000 sq m, used for vegetable handling, packing facilities, cold stores, storage, machinery, etc.
- High-specification greenhouses of approx. 1 ha, 2.2 ha, 2 ha and 3 ha, respectively, with a total area of 8.2 ha. These have been constructed in several phases and are fitted with tabletop production systems. Glasshouses offer full heating, while plastic houses only lighter heating. Control is ensured via a Priva computer system.
- Polytunnels spanning 2.3 ha, which are furnished with tabletop production but have no heating.
- Water collection reservoirs for rainwater and drainage water with capacities of 3,500 m³, 12,000 m³ and 14,000 m³, respectively, together with wastewater reservoirs of 2,500 m³ and 6,500 m³, including an on-site UV treatment plant.

Orebyvej 55:

A detached agricultural property located in close proximity to the property at Orebyvej 80.

This property covers approx. 5.2 ha, whereof 4.5 ha are eligible for support and currently in cultivation.

The building complex comprises:

- A farmhouse, built in 1974, with a residential floor area of approx. 124 sq m. The house is occupied by one of the company's managers and has electric and pellet stove heating.
- A former livestock building from 1982, with an area of approx. 322 sq m, converted for staff accommodation with kitchen and bathroom facilities and nine bedrooms. There is also a covered shed providing drying space / terrace.

Sandbjergvej 145:

A detached agricultural property also located in close proximity to the property at Orebyvej 80.

This property covers approx. 13.6 ha, whereof 13.1 ha eligible for support, incl. 10.8 ha in active cultivation.

The building complex comprises:

- A farmhouse, built in 1871, with a residential floor area of approx. 183 sq m. Fitted with a modern kitchen, it is heated with wood pellets and an oil-fired system serving as back-up.
 - Former stable and barn buildings, used for storage and also offering staff shower and laundry facilities.
 - A well-appointed barn building of precast construction from 1985, spanning approx. 340 sq m.
- The property has the potential for the development of additional greenhouses. Further details are available from Hekto&Co.

Overall, this is an established going concern offering strong earnings and attractive development potential.

For further information and to arrange a viewing, please contact Hekto&Co.!



Orebyvej 80



Orebyvej 80



Orebyvej 80



Orebyvej 80



Orebyvej 80



Orebyvej 80



Orebyvej 80



Orebyvej 80



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Orebyvej 80



Orebyvej 80



Orebyvej 80



Orebyvej 80



Sandbjergvej 145



Sandbjergvej 145



Orebyvej 55



Orebyvej 55

SUMMARY

The Property

<i>Cadastral Reference No.</i>	<i>Area</i>	<i>of which Road</i>
Orebyvej 80, 4230 Skælskør		
Plot 4a Village of Eggeslevlille, Eggeslevmagle	19.6370 ha	2.730 m ²
Plot 23k Village of Eggeslevmagle, Eggeslevmagle	0.2970 ha	210 m ²
Plot 5h Village of Eggeslevmagle, Eggeslevmagle	48.2604 ha	3,600 m ²
Plot 8a Village of Eggeslevmagle, Eggeslevmagle	44.9825 ha	7,300 m ²
Orebyvej 55, 4230 Skælskør		
Plot 8b Village of Eggeslevmagle, Eggeslevmagle	5.2682 ha	0 m ²
Sandbjergvej 145, 4230 Skælskør		
Plot 4b Village of Eggeslevlille, Eggeslevmagle	13.6970 ha	1,500 m ²
Total area according to the Land Register	132.1421 ha	15,340 m ²

Land Use Breakdown

<i>Type</i>	<i>Area</i>
EU eligible arable land (whereof approx. 9.22 ha fallow)	117.7900 ha
EU eligible permanent grassland	1.6300 ha
Glasshouses / Greenhouses	10.5000 ha
Other areas	0.6881 ha
Total area excl. roads	130.6081 ha

Listed / Conservation Status

<i>BBR (Central Register of Buildings and Dwellings) No. / Building</i>	<i>Status</i>
Orebyvej 80 / Building 1 / Farmhouse	Preservation value 4
Orebyvej 55 / Building 2 / Piggery	Preservation value 6
Orebyvej 55 / Building 4 / Barn	Preservation value 6
Sandbjergvej 145 / Building 1 / Farmhouse	Preservation value 5
Sandbjergvej 145 / Building 3 / Another building for agricultural, etc. purposes (former stables)	Preservation value 5
Sandbjergvej 145 / Building 4 / Piggery	Preservation value 5
Sandbjergvej 145 / Building 5 / Piggery	Preservation value 5

Public Valuation

Year 2023

Amount in DKK

Total land value, production land	7,022,000.00
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2023 Provisional valuation breakdown:

Orebyvej 80:

Total land value, production land: DKK 6,070,000
 Other land value: DKK 28,000
 Residential land value: DKK 11,000
 Farmhouse value: DKK 1,914,000

Orebyvej 55:

Total land value, production land: DKK 264,000
 Other land value: DKK 0
 Residential land value: DKK 10,000
 Farmhouse value: DKK 1,049,000

Sandbjergvej 145:

Total land value, production land: DKK 688,000
 Other land value: DKK 0
 Residential land value: DKK 688,000
 Farmhouse value: DKK 1,050,000

The property values, land values and associated tax bases stated in these Sales Particulars are provisional valuations determined by the Danish Property Assessment Agency for the purposes of provisional residential taxation for 2024 and 2025. The property tax and land tax in owner's costs herein are calculated based on these provisional assessments and are therefore also provisional.

Once final valuations have been issued, taxation for 2024 and 2025 will be adjusted accordingly through the advance / annual tax assessment. Any deviations between the values and property taxes stated herein and the final amounts, whether upwards or downwards, shall be of no concern to the seller or the seller's estate agent.

Prospective purchasers are advised to seek independent advice regarding the implications of the provisional taxation for 2024 and 2025.

Buildings

Farmhouse

Built-up area	218 m ²	Year of construction:	1917
Residential floor area	274 m ²	Number of storeys	1
Converted attic accommodation	74 m ²	Number of rooms	9
Basement	13 m ²		

The building's total commercial floor area is 18 m²

The owner has stated that the total residential floor area is approx. 400 m², including a converted attic of approx. 182 m²

Other Residential Accommodation

BBR (Central Register of Buildings and Dwellings) No. / Address / Remark

Built-up area

Residential floor area

Built / Converted

Orebyvej 80, 4230 Skælskør

Bldg. 3 / Orebyvej 80 / Seasonal workers' accommodation	312 m ²	368 m ²	1916/1951
Building 13 / Orebyvej 80 / Seasonal workers' rooms	50 m ²	50 m ²	2017
Bldg. 14 / Orebyvej 80 / Seasonal workers' accommodation	50 m ²	50 m ²	2012
Bldg. 15 / Orebyvej 80 / Seasonal workers' accommodation	50 m ²	50 m ²	2012
Bldg. 25 / Orebyvej 80 / Covered outdoor area intended for barbecue	32 m ²		2017

Orebyvej 55, 4230 Skælskør

Building 1 / Orebyvej 55 / Farmhouse ancillary to agricultural	124 m ²	124 m ²	1974
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holding

Sandbjergvej 145, Skælskør

Bldg. 1 / Sandbjergvej 145 / Farmhouse ancillary to agricultural holding	138 m ²	183 m ²	1871
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Farm buildings, etc.

BBR (Central Register of Buildings and Dwellings) No. / Address / Remark

Area Year of construction:

Orebyvej 80, Skælskør

Bldg. 5 / Orebyvej 80 / Barn / Vegetable washing facilities	244 m ²	1916
Bldg. 6 / Orebyvej 80 / Garage, cold store, packing room, machinery shed	485 m ²	1915
Bldg. 7 / Orebyvej 80 / Machinery shed, workshop and cold store	326 m ²	1977
Bldg. 8 / Orebyvej 80 / Drying facility	549 m ²	1992
Bldg. 9 / Orebyvej 80 / Cold store	10,080 m ²	2004
Bldg. 10 / Orebyvej 80 / Insulated barn with cold store	235 m ²	2004
Bldg. 11 / Orebyvej 80 / Barn for onion cleaning and packing	1,104 m ²	2006
Bldg. 12 / Orebyvej 80 / Greenhouse	10,000 m ²	2009
Bldg. 18 / Orebyvej 80 / Covered area for seasonal workers	91 m ²	2012
Bldg. 19 / Orebyvej 80 / Machinery hall	1,290 m ²	2017
Bldg. 26 / Orebyvej 80 / Greenhouse	12 m ²	2010
Bldg. 37 / Orebyvej 80 / Office and service building, gas boiler, water tanks, pipework and electrical installations	440 m ²	2009

Orebyvej 55, Skælskør

Bldg. 2 / Orebyvej 55 / Piggery (drying and barbecue area)	119 m ²	1853
Bldg. 3 / Orebyvej 55 / Piggery	322 m ²	1982

Sandbjergvej 145, Skælskør

Bldg. 2 / Sandbjergvej 145 / Garage and workshop	83 m ²	1953
Bldg. 3 / Sandbjergvej 145 / Former stables with staff rooms and boiler room	123 m ²	1934
Bldg. 4 / Sandbjergvej 145 / Piggery no. 1	60 m ²	1934
Bldg. 6 / Sandbjergvej 145 / Piggery no. 3	108 m ²	1969
Bldg. 8 / Sandbjergvej 145 / Barn	340 m ²	1985

Note: Certain buildings registered in the Central Register of Buildings and Dwellings (BBR), specifically buildings 4 and 5 located at Orebyvej 55 and building 5 located at Sandbjergvej 145, have been demolished. The seller will make sure that the BBR is updated accordingly in connection with the sale.

Floor areas in farm buildings above are listed in accordance with the notification to the BBR. Where the size of the buildings is of material importance to the purchaser, the purchaser is encouraged to conduct independent measurement of the buildings prior to the execution of the sales agreement, as there may be discrepancies between the owner's notification to the BBR, the insurance documentation as well actual conditions. The purchaser has been made aware of this and hereby accepts it.

The property is sold 'as is and inspected' by the purchaser and on the basis that the assets are second-hand and therefore subject to normal age-related wear and tear. The sale covers any and all buildings, pipes, installations, heating systems, fencing, trees, planting as well as any other items situated on the property, together with any flagpoles and greenhouses.

Oil Storage / Tank Installations

Type	Capacity, litres	Approval / inspection	Note
Orebyvej 80			
Mineral oil products			T1: In operation. Installed in: 1969 Location: Underground. Capacity: under 6,000 litres. This tank has been decommissioned and subsequently excavated
Heating oil	1,800		T2: In operation. Installed in: 1991 Location: Above ground, outdoors
Diesel	4,000		T4: In operation. Installed in: 2010 Location: Above ground, outdoors
Diesel	4,000		T5: In operation. Installed in: 1998 Location: Above ground, outdoors
Pressurised tank			T6: In operation. Installed in: 2008
Rainwater system			T7: In operation Rainwater collection for wastewater / surface water
Rainwater system			T8: In operation Rainwater collection for wastewater / surface water
Rainwater system			T9: In operation Rainwater collection for wastewater / surface water
Rainwater system			T10: In operation: 12,000 m ³
Diesel tank for generator	2,500		T11: In operation. Installed in: 2022 Location: Above ground, outdoors
Sandbjergvej 145			
Heating gas oil	2,500		T2: In operation. Installed in: 1993 Location: Underground

Technical Installations

Orebyvej 80:

Water supply, property: Private water supply system

Drainage, property: Wastewater system: A planted filtration systems with discharge to field drains

Heating installation, building: Central heating with a single boiler unit

Fuel type: Natural gas

Building 3: Central heating with a single boiler unit using liquid fuel

Building 12: Central heating with a single boiler unit using natural gas

Building 37: Gas-fired boiler

Orebyvej 55:

Water supply, property: Private water supply system

Drainage, property: Connected to the treatment facility at Orebyvej 80

Heating installation, building: Electric heating

Supplementary heating, building: Wood-burning stoves and similar appliances with flue

Sandbjergvej 145:

Water supply, property: Single-abstraction borehole together with private water supply system

Drainage, property: Wastewater system: Small wastewater treatment plant with discharge to field drains

Heating installation, building: Central heating with two boiler units using liquid fuel

Soil / Geotechnical Conditions

Waste disposal site

Regarding waste disposal sites and previous contamination, the seller states, as follows:

no waste depot or landfill has been established on the property, nor has the seller caused any contamination of the soil or subsoil with chemicals or other particularly polluting substances during the seller's period of ownership.

Contamination status (V1 / V2 knowledge level)

Region Zealand currently holds no record of soil contamination affecting the relevant cadastral parcels.

Public Authorities / Planning**Local plans / municipal plans**

Refer to the Property Data Reports, which are available from the estate agent upon request.

Public plans: use, infrastructure proposals, etc.

The properties have hitherto been lawfully used for the following purposes:

Orebyvej 80: Agriculture, developed, min. 0.55 ha.

Orebyvej 55: Residential use

Sandbjergvej 145: Agriculture, developed, min. 0.55 ha.

Nature Protection / Land and Designated Areas

As regards nature protection and related matters, it is noted:

that one area may be subject to Section 3 of the Danish Nature Protection Act, relating to freshwater meadows, bogs and similar habitats.

that one area may be subject to Chapter 8a of the Danish Museum Act, relating to the preservation of walls of stone and earth and ancient relics or monuments.

that one area is subject to Section 2(1) of the Danish Ochre Act.

Environmental Conditions**Water environment plan, etc.**

The property is subject to the Action Plan for the Aquatic Environment II. The provisions of this plan include, among other things, more restrictive fertiliser application requirements, as well as designation of land for afforestation, wetland creation, Nitrate-Vulnerable Zones and the protection of drinking water catchment areas, etc.

An Area Information Report will be provided as an appendix in connection with the transaction.

Easements

According to the extract from the Land Register, the following easements are registered on the property:

Orebyvej 80:

No. 01, recorded on 28/06/1888: Document relating to windmills and related matters. Has to be ordered from the National Archives

No. 02, recorded on 10/11/1950: Document relating to utility supply and drainage pipes, etc.

No. 03, recorded on 04/08/1963: Document relating to utility supply and drainage pipes, etc.

No. 04, recorded on 07/09/1966: Document relating to utility supply and drainage pipes, etc.

No. 05, recorded on 27/04/1972: Document relating to utility supply and drainage pipes, etc.

No. 06, recorded on 25/08/1976: Document relating to utility supply and drainage pipes, etc.

No. 07, recorded on 11/12/1979: Document relating to utility supply and drainage pipes, etc.

No. 08, recorded on 11/09/1981: Document relating to water supply installations, etc.

No. 09, recorded on 10/10/1986: Document relating to utility supply and drainage pipes, etc.

No. 10, recorded on 27/03/1995: Document prohibiting the planting of apple trees

No. 11, recorded on 09/12/2002: Document relating to electrical installations, etc.

No. 12, recorded on 14/12/2004: Document relating to electrical installations, etc.

No. 13, recorded on 05/01/2005: Document relating to electrical installations, etc.

No. 14, recorded on 06/01/2005: Document relating to electrical installations, etc.

No. 15, recorded on 23/10/2008: Declaration relating to underground cables and transformer station

No. 19, recorded on 21/12/2022: Declaration relating to natural gas pipeline

No. 24, recorded on 10/01/2023: Land Lease Agreement

Orebyvej 55:

No. 01, recorded on 01/04/1943: Document relating to utility supply and drainage pipes, etc.

Sandbjergvej 145:

No. 01, recorded on 09/03/1871: Document relating to road, etc.

The property will be transferred subject to the same rights, encumbrances, easements and obligations as those under which it has been held by the seller and previous owners, with this transaction not altering such matters.

However, the seller must not actively contribute to the imposition of any new encumbrances on the property.

Energy Performance Certificate

Building

Energy Performance
Certificate

Farmhouse, Orebyvej 80

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Rights and Obligations

Land-use restrictions

The properties, or parts thereof, are subject to the following regulations and/or restrictions with regard to:

Orebyvej 80:

Protected habitat types
Designated sensitive groundwater abstraction areas (Danish Environmental Protection Agency, DEPA)
Designated drinking water interests (DEPA)
Riparian buffer zones
Designated groundwater abstraction areas outside areas of special drinking water interests (OSD) (DEPA)
Rural zoning permits
Designated municipal planning framework
Protected watercourses
Church protection zone
Land contamination, Area classification
Protected walls of stone and earth

Orebyvej 55:

Designated drinking water interests (DEPA)
Designated groundwater abstraction areas outside areas of special drinking water interests (OSD) (DEPA)
Protected walls of stone and earth

Sandbjergvej 145:

Protected watercourses
Designated drinking water interests (DEPA)
Designated groundwater abstraction areas outside areas of special drinking water interests (OSD) (DEPA)
Riparian buffer zones

For additional information on the extent and location of said restrictions, please refer to the Danish Area Information System at www.arealinfo.dk

Water abstraction permit for field irrigation

DGU no. 215.764: Permit for abstraction of 21,000 m³ of water per year. The permit has expired, and its renewal has been sought.
DGU no. 215.793: Permit allowing pumping of water from borehole DGU no. 215.793 into DGU no. 215.764.

A permit is granted for collecting drainage water from an area of 20,000 m².

Electricity and gas supplier

Electricity: Energi Fyn via EnergiTeam
Gas: DCC Gas, supply agreement entered into for 2026

Other delivery rights / obligations

Membership agreement with Gasa Odense for the marketing of strawberries and vegetables, incl. access to Producer Organisation (PO) funding. Further information on the possibility of assuming this agreement can be obtained from Hekto & Co.

Hunting

The hunting rights are leased under an annual oral agreement.

Mobile telecommunications mast

There is a signed agreement regarding a mobile telecommunications mast, which is expected to be built in early 2026. Rental income: DKK 18,000 per year.

OPERATIONS

Machinery

The company's machinery may be purchased by separate agreement.

Operational Fixtures and Fittings

The value of the company's operational fixtures and fittings is included in the value of the farm buildings.

Stocks

Stocks will be valued at the date of completion and settled through a completion statement.

Staff

The transfer of the property is subject to the Danish Transfer of Undertakings Act, as the seller employs staff in connection with the operation of the property.

The seller states that the following staff are employed: 7 permanent employees and up to 140 seasonal workers.

The seller confirms that the company employs foreign workers and that all necessary work permits are in place.

The seller also confirms that the company has entered into a collective bargaining agreement with the Danish Association of Agricultural Employers' Associations (GLS-A).

DRAWINGS AND MAPS

Drawing



Orebyvej 80, floor plan of ground floor

Drawing

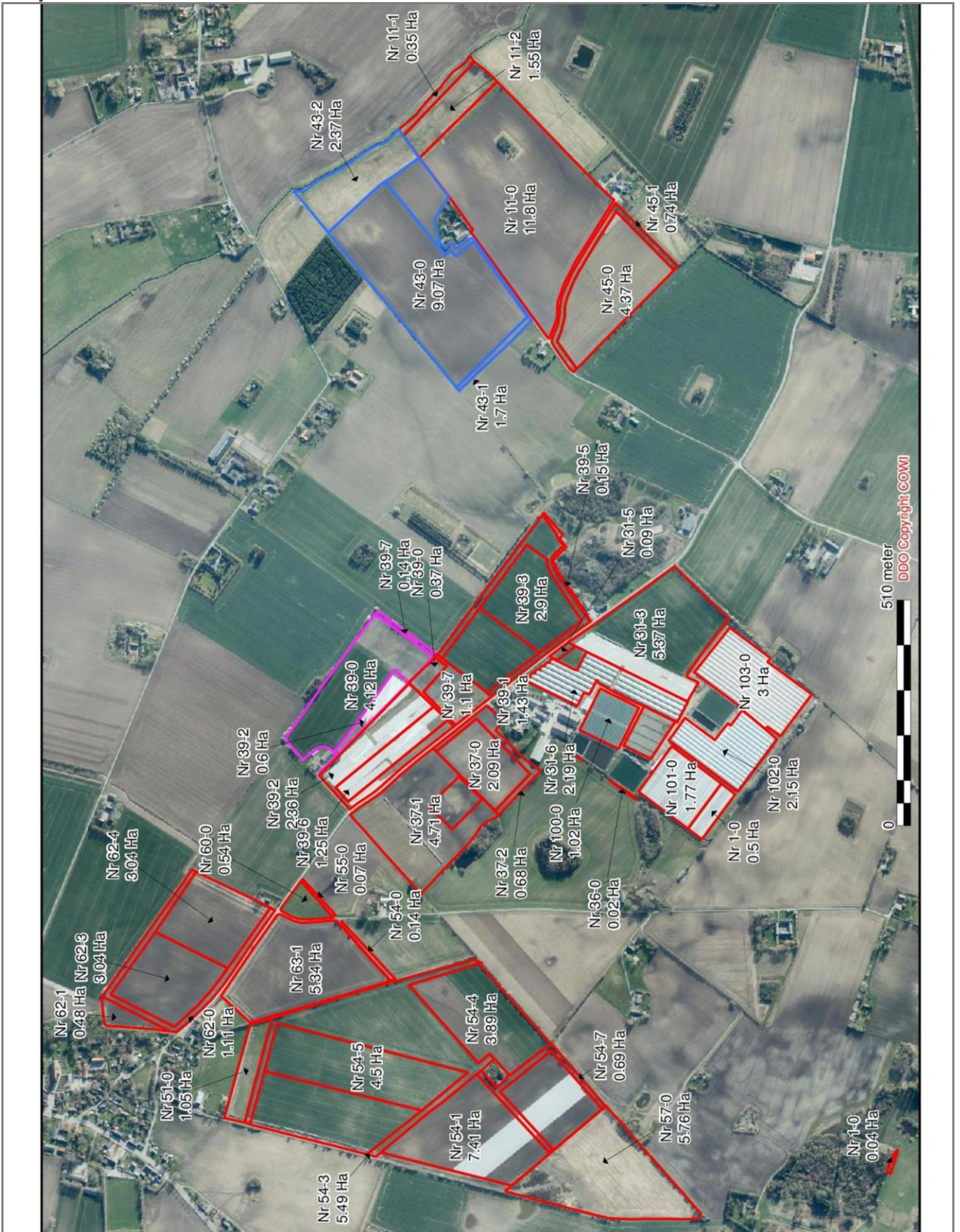


Orebyvej 80, floor plan of first floor

Map



Map



HEKTO&CO

Hekto&Co is an agricultural real estate firm specialising in the sale of Danish farms and agricultural enterprises. We are deeply rooted in the agricultural community and have, over many years, worked with farming enterprises defined by open landscapes, strong amenity value and personal life's work.

At Hekto&Co, we place personal service, transparency and a clear understanding of both people and business at the heart of everything we do. As an advisory partner, we take the time to listen carefully, assess and fully understand each client's unique situation. Our approach and level of involvement are therefore tailored to each individual client's specific needs and perspective.

Personal commitment and successful outcomes are key drivers of our business. We have the courage to pursue new approaches and, over many years, have built up an extensive database of purchasers and strong professional networks. We are firmly rooted in Jutland and provide sales and advisory services throughout Denmark.



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OPENING HOURS

Monday 08:00–17:00
Tuesday 08:00–17:00
Wednesday 08:00–17:00
Thursday 08:00–17:00
Friday 08:00–17:00
Saturday As agreed
Sunday As agreed