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Pearce Real Estate facilitates \$3.2 million sale of Hickory Hill Orchards

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Hickory Hill Orchards, 351 and 363 South Meriden Road - Cheshire, CT

Cheshire, CT Pearce Real Estate's senior commercial specialist John Bergin has completed the sale of a property that will contribute to the continuation of a rich agricultural tradition.

Bergin represented the buyer, Hickory Hill Orchards, LLC, in a \$3.2 million transaction that will lead to the re-opening of a local orchard and farm market of the same name. After almost a half century

in business, the 33-acre orchard at 351 and 363 South Meriden Rd. closed in 2023 but its new owners are committed to revitalizing the agricultural asset.

In addition to Bergin, the buyers were represented by attorney Joy Topanzian Moore of Barton Gilman, LLP of Milford. The sellers, Fredric and Lynn Kudish, were represented by Mary Ann Campbell and Heydeh Renstrup of William Pitt Sotheby's International Realty in Westport, and attorney Jeffrey Beatty of Guilford.

The new owners, David Esposito, a Milford surgeon, and his wife Suzanne Jagoe, will take over stewardship of the Hickory Hill Orchards, which has almost two dozen varieties of apples as well as pears, pumpkins, and other produce, and a 3,170 s/f farm stand. The property also contains a 4,143 s/f farmhouse and four-horse barn.

Under the new management, son Tim Fitzgerald will head up day-to-day farm operations, and niece Sage Esposito will manage the farm market. David Esposito said the farm market may open this spring and, if all goes as planned, Hickory Hill Orchards could once again offer its pick-your-own apples this fall.

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