



**TWO LOCATIONS, MANUFACTURING CAPACITY ALLOWING EXPANSION, ESTABLISHED BUSINESS WITH LOYAL MULTI-GENERATIONAL CUSTOMER BASE AND TREASURED BAKING SECRETS OFFER AN OPPORTUNITY OF A LIFETIME...**



H&R Bakery has been a staple to Southern Indiana for over three-quarters of a century, arguably serving the most delicious donuts and there are no words to describe their famous brownies! The Salem, IN location, in addition to Huckleberry's in

Mitchell, IN, along with all fixtures, furniture and equipment of both and most importantly the established business, loyal multi-generational customer base and treasured baking secrets are included in the sale. The potential is endless to expand with more retail locations with the manufacturing capacity already in place. Different streams of revenue could be added with food service and meeting/party space rental. Both locations, FF&E of both, and business all sell together.

21 N Public Square is a fully restored and renovated building located in the heart of Salem, IN situated in a way that allows the building to receive immense amount of drive-by traffic/visibility as well as drive-thru service. The historic all-brick building has 2 levels with the main level being used for the well-established bakery business, which is offered for sale with the building. With front and rear entrances, this level is designed with counter-service for baked goods, coffee, ice cream and cafe, manufacturing/baking area, inviting dining/gathering area with gas fireplace and a meeting/conference room. The lower level offers space for private party/gathering events and individual office workstations as well as an additional 2700+ SF that could be used for storage or additional expansion. The rear of the building with main level

access, also provides a receiving area with 2 dock doors with additional street parking and visibility. All FF&E in place are owned (no leased items) and are included in sale. Trains and all associated items are excluded from the sale.



The second location at 915 Main Street, Mitchell, IN was constructed in 2009 with counter-service, dining, office, workroom and storage areas. The 1,094 SF all-brick building is situated with Main Street visibility and .33 acre lot provides drive-thru service, ample parking and room for expansion. All FF&E in place are owned (no leased items) and are included in sale. Trains and all associated items are excluded from the sale.

For generations, H & R Bakery has provided donuts, cookies, and other pastries baked fresh daily. In 1946, the bakery was opened by Warren and Miriam Mahuron under the name of Warren's Sweet Shop. As Warren was called to serve in the Korean war, the bakery was then sold in 1950 to Harry and Rowena Misamore (Harry being the "H" and Rowena the "R" in H & R) and renamed H & R Bakery. The bakery was then passed on to their son, Robert Misamore, and his wife, Lula, who operated it until January of 2000 when it was sold to Dwayne and Juanita Daugherty. Upon their purchase, the original location underwent a complete remodel of the sales area to create a bright and cheerful experience for the customer and the addition of heating and air conditioning, cooking ventilation, and the replacement of all outdated equipment greatly improved the work environment for employees. New production equipment was added to allow for increased production and better-quality control. By 2008, they began researching and working toward opening a second location. They designed and built a new location which opened in January 2010 in Mitchell, Indiana as Huckleberry's Bakery. Experiencing steady growth, by 2014 they had outgrown the original location and realized they needed to move to a larger facility to continue growing the business. In February 2015, the old Murphy's department store building on the Salem Square was purchased and plans began for expansion. Complete restoration/ renovation of the 13,000+ square foot building took nearly 4 years, with Dwayne and Juanita doing much of the work themselves. This new location allowed space for the addition of state-of-the-art manufacturing equipment and expanded sales, dining, meeting and party rental areas. The new H & R location opened for business in December of 2019 and serves customers 24 hours a day with their beloved sweet treats!



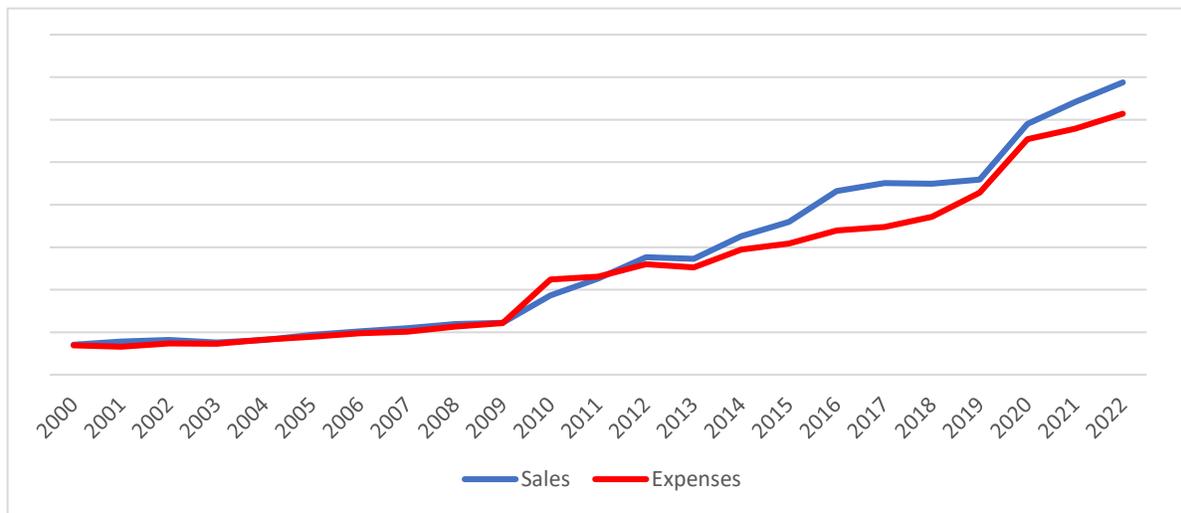
The future of the bakery depends on a new generation of “caretakers” honoring the history of this beloved treasure and embracing the endless opportunities that await.

With the production equipment/capacity already in place, regional expansion with new retail locations or product placement in convenience stores and coffee shops is apparent. Centralized production allows for better quality control, increased productivity, and more buying power on raw materials. Increased economies of scale will be achieved with the ability to produce larger batches more efficiently.

A café counter and commercial kitchen equipment are in place to allow for lunch service provided in-house or as a rental revenue option for a talented chef.

The availability of space for special event or workstation rental allows for additional revenue streams.

The growth experienced under the Daugherty ownership is evident, not only through expansion, but also in the numbers. With sales continuing to skyrocket and the systems in place for production efficiencies and additional revenue streams, the potential is endless.



Please contact me for more detailed information about this business opportunity!



**LINDA WARD TEMPLE**

**812-620-8727**



**PICKET FENCE  
PROPERTIES**

[www.PicketFenceForSale.com](http://www.PicketFenceForSale.com)  
[PicketFenceForSale@gmail.com](mailto:PicketFenceForSale@gmail.com)

