

## 4400 Feeder to Finish Swine Farm (Beautiful Well Kept Farm) Total Slat Carrolls Foods Style Houses 880 Building Capacity

**(This Farm is Sold)**

**Summary:** This farm is located in Columbus County

### Site Specific Characteristics of Importance

- Site has fair isolation characteristics with nice wooded barriers.
- Site is a Murphy Brown LLC Contract Unit.
- Site has future options for conversions and upgrades.
- Site has Timber to be assessed.
- Excellent existing management in place.
- Site is between US 74 and Old US 74.
- Site has excellent compliance record with State Agencies.
- All pertinent NC State regulatory documents, change of ownership, operator in charge status will be handled by technical specialists with Agriment Services Inc at no charge to buyer. All site specific technical questions will be handled by Agriment Services Inc. at **910-289-0395**

### Farm Personal Property

- (2) Irrigation Reels
- (1) Four-cylinder John Deere Diesel Pump
- (2) Four Inch Wells
- (1) 2640 John Deere Tractor
- Small Equipment Shelter/Pump house
- Innovative Mixing System In Lagoon to increase biological treatment zone.

### Potential Investment Scenarios

- To facilitate a previous sale of a large entity to qualify for a Like-Kind Exchange.
- Depreciation Schedule could be a large tax asset as most facilities can depreciate the major parts of the facility in 7 – 10 years.
- While "Agricultural" Tax Assets are being realized excellent revenues are being generated (7 years of profit and loss and depreciation schedules available at **serious** request).
- Site would be available for a several Agricultural Related Programs such as USDA-EQIP and North Carolina Cost Share Funding for BMP's or other Natural Resource Related Programs such as wetland easements etc.







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