

Cordele, GA Swine Farm

General Farm Information 

Cordele, GA Farm Permit 

Innovative Swine Farm

Cordele Georgia original 700 Sow Farm Farrow to Finish

This farm is located in Cordele Georgia physical address: 3023 S HWY 41 Cordele Georgia

- 2499 - 4800 Farrow to Wean
- 2499 Farrow to Feeder
- 2499 Feeder to Finish
- 10000 Wean to Feeder (under 40 lbs).

The farm site has approximately 106 total acres on the track and would be ideal for raising of cattle/bison in conjunction with the production swine farm. The waste is currently land applied with irrigation reel on lands of cooperative agricultural neighbors. The farm has around 20 acres of cleared land but has somewhere between 60 - 70 acres that could be cleared for waste water management by producing hay or tillable crops.

Site Specific Characteristics of Importance

1. Site has excellent isolation characteristics with nice wooded barriers. This would be ideal for gilt multiplication or sensitive genetic herd with 60 Miles Isolation to any other hog farm.
2. Great addition for an expansion or new producer interested in becoming a pork producer.
3. Site is in good repair and has been maintained and well kept.
4. Site has 1850 foot of Norfolk Southern Rail that runs across property
5. Site has three residences with septic and well for farm management etc.

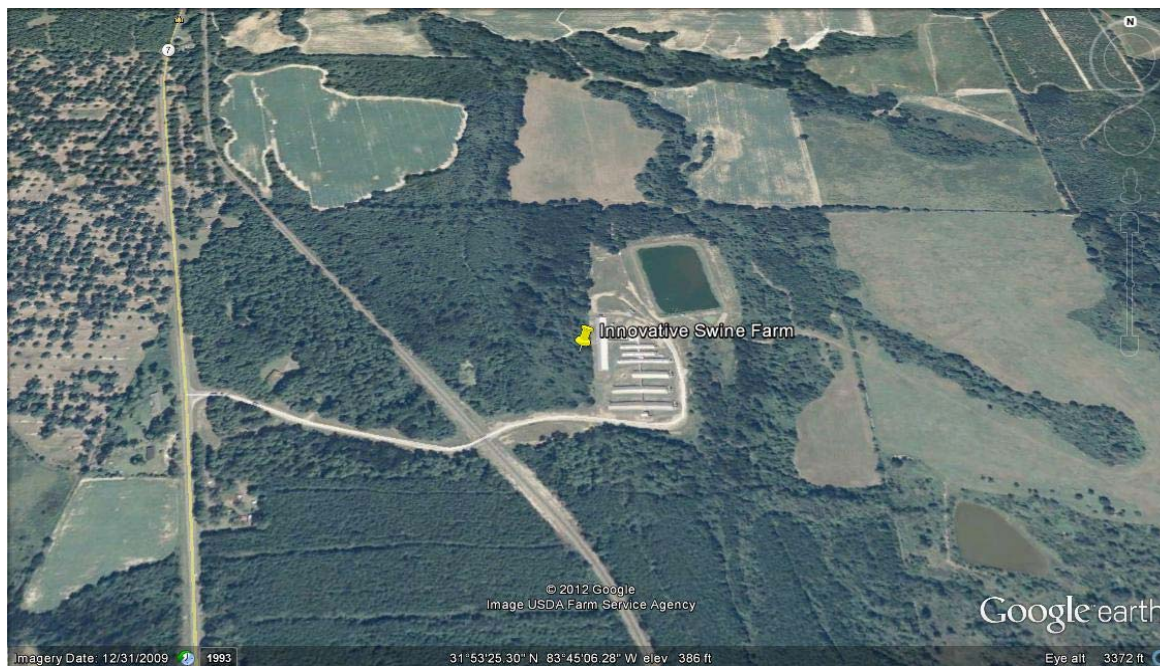
6. Site has access to Natural Gas Line
7. Site has anaerobic lagoon that is 16 feet deep. Lagoon would be ideal for a cover and biogas to energy project once back in production.
8. There is both an ADM Feedmill and McNess Feedmill in Cordele GA.

Potential Investment Scenarios

- To facilitate a previous sale of entity to qualify for a Like-Kind Exchange.
- Depreciation Schedule could be tax assets as most facilities can “rapid” depreciate the major parts of the facility in 3 – 5 years.
- While “Agricultural” Tax Assets are being realized excellent revenues are being generated
- Site would be available for a several Agricultural Related Programs such as USDA-EQIP and Georgia Cost Share
- Funding for BMP’s or other Natural Resource Related Programs such as wetland easements etc. is possible as well.

Owners would be interested in a lease, complete sale, or going under production contract with integrator.

All site specific technical questions will be handled by Agriment Services Inc. at 910-289-0395













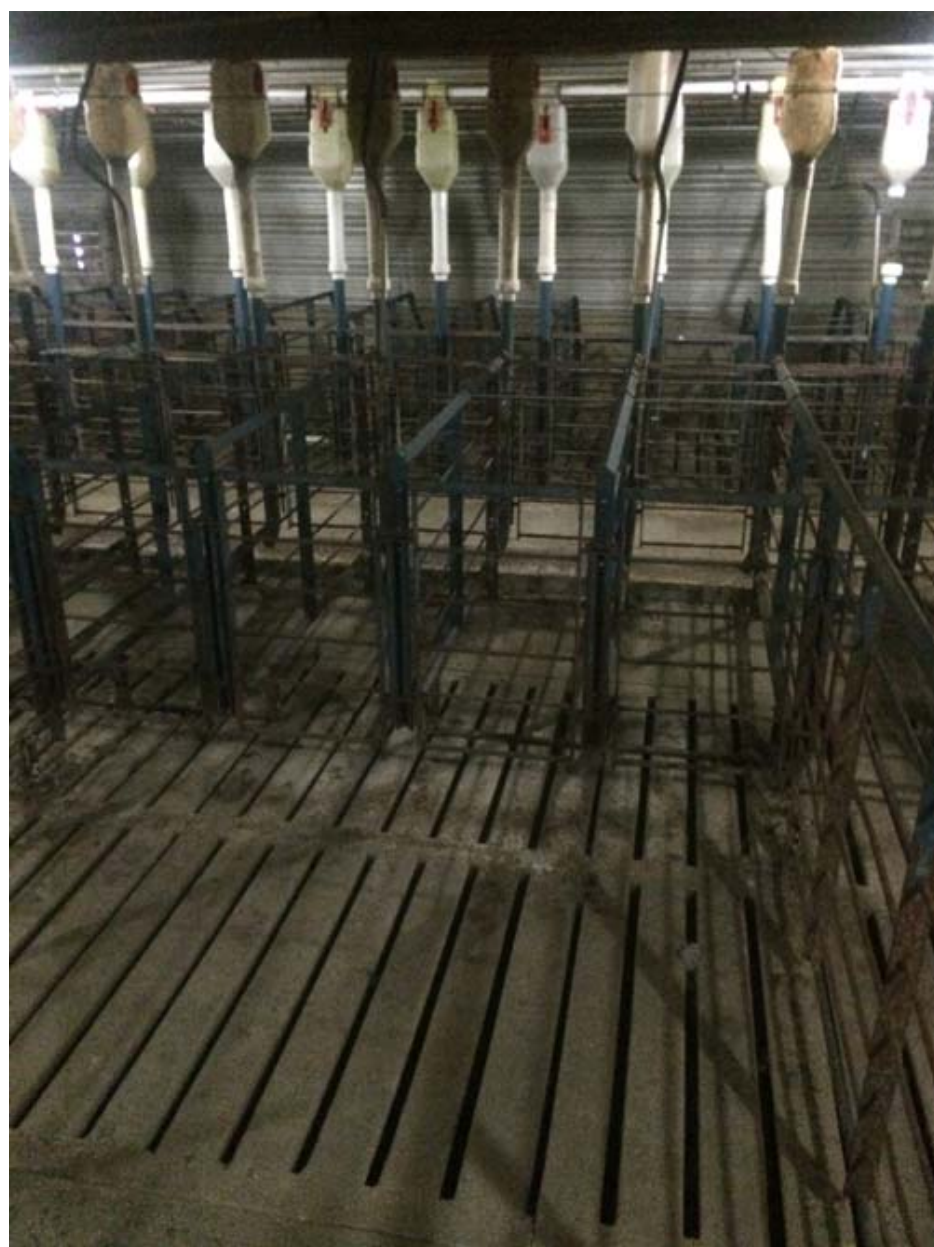














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