

## **Halifax County, Virginia / High Earning Capacity, Gilt Development Farm**

115ac Gilt development farm under contract with Murphy Brown (Smithfield) Located in a remote section of Halifax County Virginia.

Fully permitted, this farm feature four 880 head capacity hog houses, Hog Slat floors and two lagoons accommodate all waste issues. Underground irrigation lines are already in place to all hay fields. This farm is protected by a 20,000 gallon water storage facility to assure an ample water supply in emergency situations, backed by a hard wired, diesel generator for electrical security.

Located at the end of a state maintained road, north east of Scottsburg Virginia, in rural Halifax county, this location is ideal. Remote, out of site, and secure.

When you not tending to the swine there is a fine brick home for you and your family or for a farm manager. Exceptional hunting area with abundant wildlife. This farm is just 10 minutes away from a boat ramp on the 50,000 acre Kerr Lake.

Investment grade opportunity offered at \$1,200,000.

Well Located at the end of Memory Lane, Scottsburg VA

Very Secluded, Halifax County Virginia  
Barns & Lagoons are high above the Flood Plain

Very well maintained facility, new curtains, many improvements

Four Hog houses, 880 head capacity  
Gilt development contract with Murphy - Brown  
2 "44 Pen Barns  
2 "36 Pen Barns  
20,000 gallon fresh water storage facility feed by 2 wells  
Central Diesel Generator

Underground irrigation lines with pump heads in each hay fields

30 ACRES OF IRRIGATED HAY FIELDS

60 ACRES OF MARKETABLE TIMBER











