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## Swine Farms For Sale in Robeson County, NC

# SOLD - March, 2015

[Download our Sales Flyer](#) 

### Four Permitted Swine Farms Totaling 17500 Feeder to Finish Spaces.

#### Rouse Farm 1

#### **Rouse Farm #1 Swine Farm Facility #78-37 3520 Feeder to Finish**

Deed Book 777 Page 440 (63.50)

**Total Approximate Acres                      63.50**

The Steady State Live Weight of this operation is 475200 lbs, which currently certifies it as a 3520 Feeder to Finish Swine Farm. The farm has approximately 63.50 Acres total of which there is approximately 44 acres cleared and in hay/pasture and cropland rotation. There is 30 acres under irrigation in the spray fields and approximately 5 acres taken up by the swine facility. The Farms are irrigated by hard hose travelers and underground hydrant system.

#### **Site Specific Characteristics of Importance for Rouse 1**

- Site has fair isolation characteristics with nice wooded barriers.
- Buildings are shallow pit "880 Capacity Carroll's Style" Buildings
- Site has Nice Farm Sheds and Grain Storage
- Site is a Murphy Brown LLC Contract Unit.
- Irrigation Pump and Reel Included
- Site has future options for conversions and upgrades.
- Site has some Timber to be assessed.
- Site has road frontage.
- Excellent existing management in place.
- 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**



Rouse #1 Farm

### ROUSE 1 FARM



390 195 0 390 780 1,170 Feet

Rouse #1 Farm Arial

**[Click for More Pictures](#)**

**Rouse Farm 2**

**Rouse Farm #2 Swine Farm Facility #78-78 5280 Feeder to Finish**

**Deed Book 1589 Page 883 (87.28 Acres)**

**Total Approximate Acres                      87.28**

The Steady State Live Weight of this operation is 712800 lbs, which currently certifies it as a 5280 Feeder to Finish Swine Farm. The farm has approximately 87.28 Acres total of which there is approximately 72 acres cleared and in hay/pasture and cropland rotation. There is 51.4 acres under irrigation in the spray fields and approximately 8 acres taken up by the swine facility. The Farms are irrigated by hard hose travelers and underground hydrant system.

**Site Specific Characteristics of Importance for Rouse 2**

Site has fair isolation characteristics with nice wooded barriers.

Buildings are shallow pit "880 Capacity Carroll's Style" Buildings

Site has Nice Cattle Shed

Site is a Murphy Brown LLC Contract Unit.

Site includes Double Wide Trailer for rental farm help.

Irrigation Pump and Reel Included

Site has future options for conversions and upgrades.

Site has road frontage.

Excellent existing management in place.

Site has excellent compliance record with State Agencies.

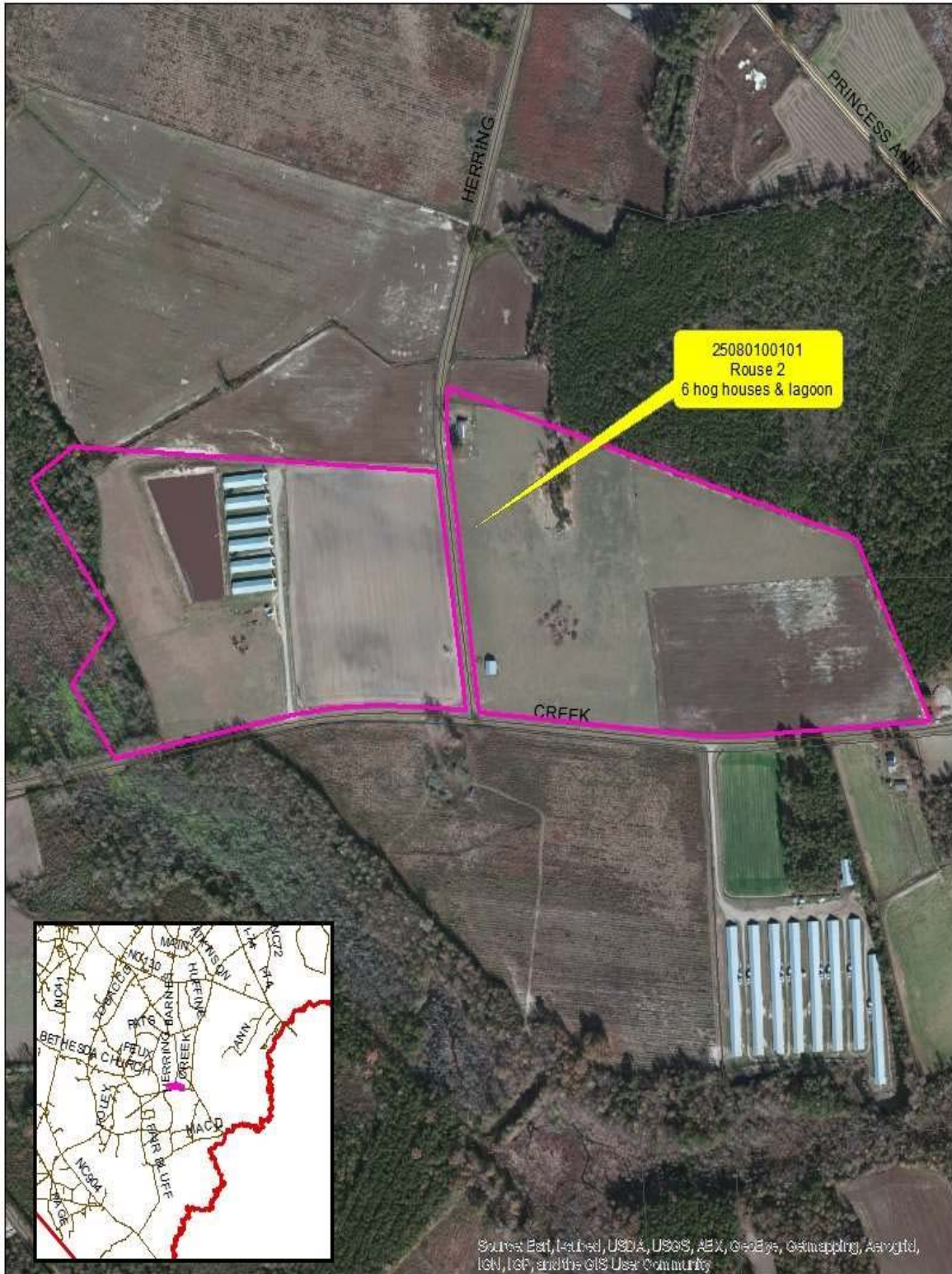
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Rouse #2 Farm

# Billy Wayne Rouse

Robeson County, NC  
Aerial Map



Rouse #2 Farm Arial

[Click for More Pictures](#)

**Rouse Farm 3**

**Rouse Farm #3 Swine Farm Facility #78-38 2940 Feeder to Finish**

**Deed Book 1750 Page 685 (50.18)**

**Total Approximate Acres            50.18**

The Steady State Live Weight of this operation is 396900 lbs, which currently certifies it as a 2940 Feeder to Finish Swine Farm. The farm has approximately 50.18 Acres total of which there is approximately 20 acres cleared and in hay/pasture and cropland rotation. There is 19.58 acres under irrigation in the spray fields and approximately 4 acres taken up by the swine facility. The Farms are irrigated by hard hose travelers and underground hydrant system.

**Site Specific Characteristics of Importance for Rouse 3**

Site has fair isolation characteristics with nice wooded barriers.

Buildings are shallow pit "735 Capacity Prestage Style" Buildings

Site is a Murphy Brown LLC Contract Unit.

Irrigation Pump and Reel Included

Site has future options for conversions and upgrades.

Site has road frontage.

Excellent existing management in place.

Site has excellent compliance record with State Agencies.

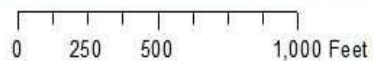
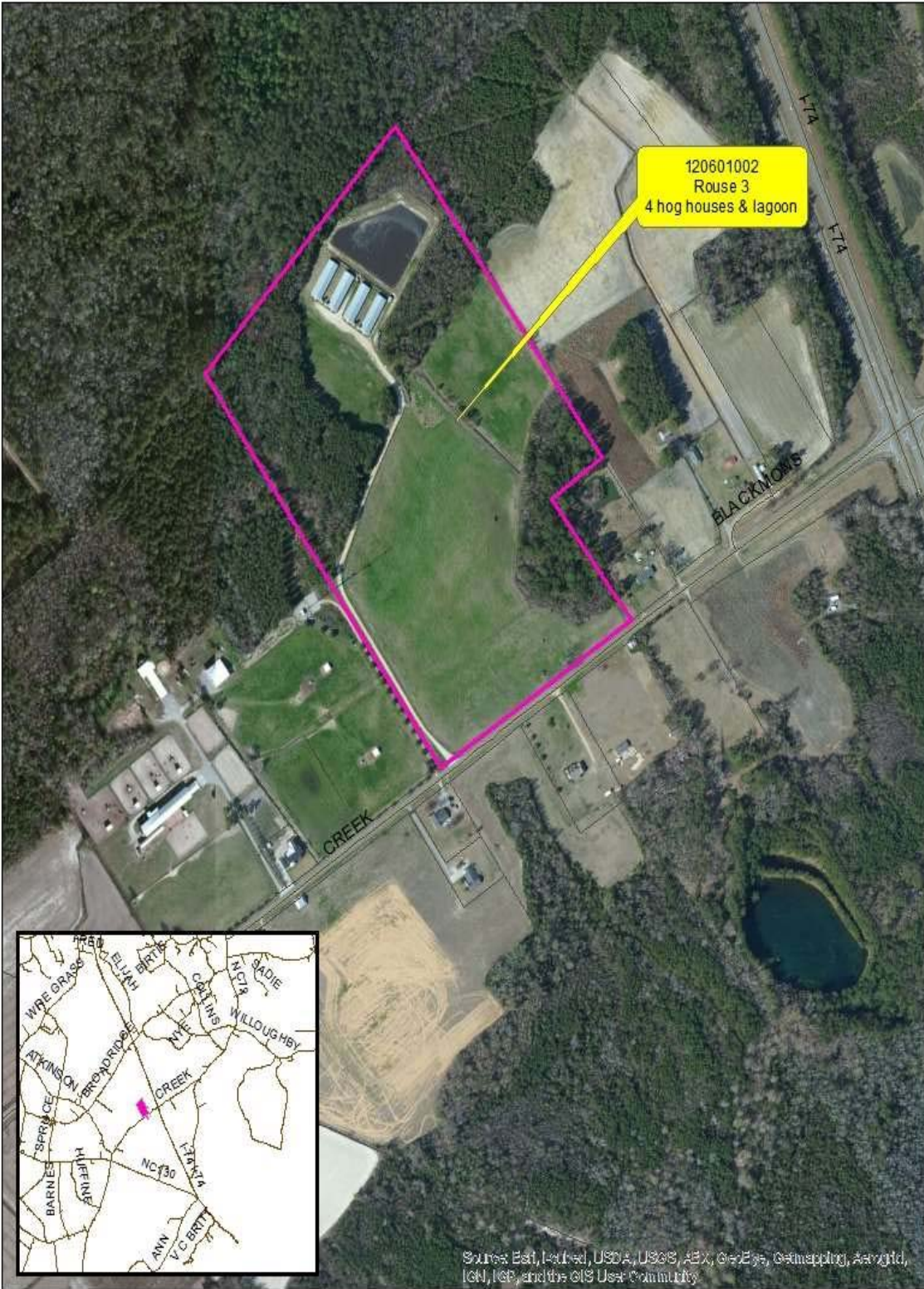
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Rouse #3 Farm

# Billy Wayne Rouse

Robeson County, NC  
Aerial Map



Rouse #3 Farm Arial

[Click for More Pictures](#)

#### **Rouse Farm 4**

#### **Rouse #4 Swine Farm Facility #78-23 5760 Feeder to Finish**

**Deed Book 1739 Page 632 (52.89 Acres)**

**Deed Book 1739 Page 627 (13.04 Acres)**

**Deed Book 1739 Page 630 (15.70 Acres)**

**Total Approximate Acres            81.63**

The Steady State Live Weight of this operation is 777600 lbs, which currently certifies it as a 5760 Feeder to Finish Swine Farm. The farm has approximately 81.63 Acres total of which there is approximately 54.5 acres cleared and in hay/pasture and cropland rotation. There is 29.52 acres under irrigation in the spray fields and approximately 8 acres taken up by the swine facilities. The Farms are irrigated by hard hose travelers/underground hydrant system and stationary gun system and 15.74 acres available just offsite if needed and included in the waste management plan.

#### **Site Specific Characteristics of Importance for Rouse 4**

Site has fair isolation characteristics with nice wooded barriers.

Site is being utilized as a Gilt Breeder Developer/Multiplier

Buildings are shallow pit (4 barns) and flush(4 barns) "720 Capacity Carroll's Style" Buildings

Site is a Murphy Brown LLC Contract Unit.

Irrigation Pump and Reel stationary gun system included

Site has future options for conversions and upgrades.

Timber to be assessed

Excellent existing management in place.

Site has excellent compliance record with State Agencies.

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Rouse #4 Farm Barns (1-4)

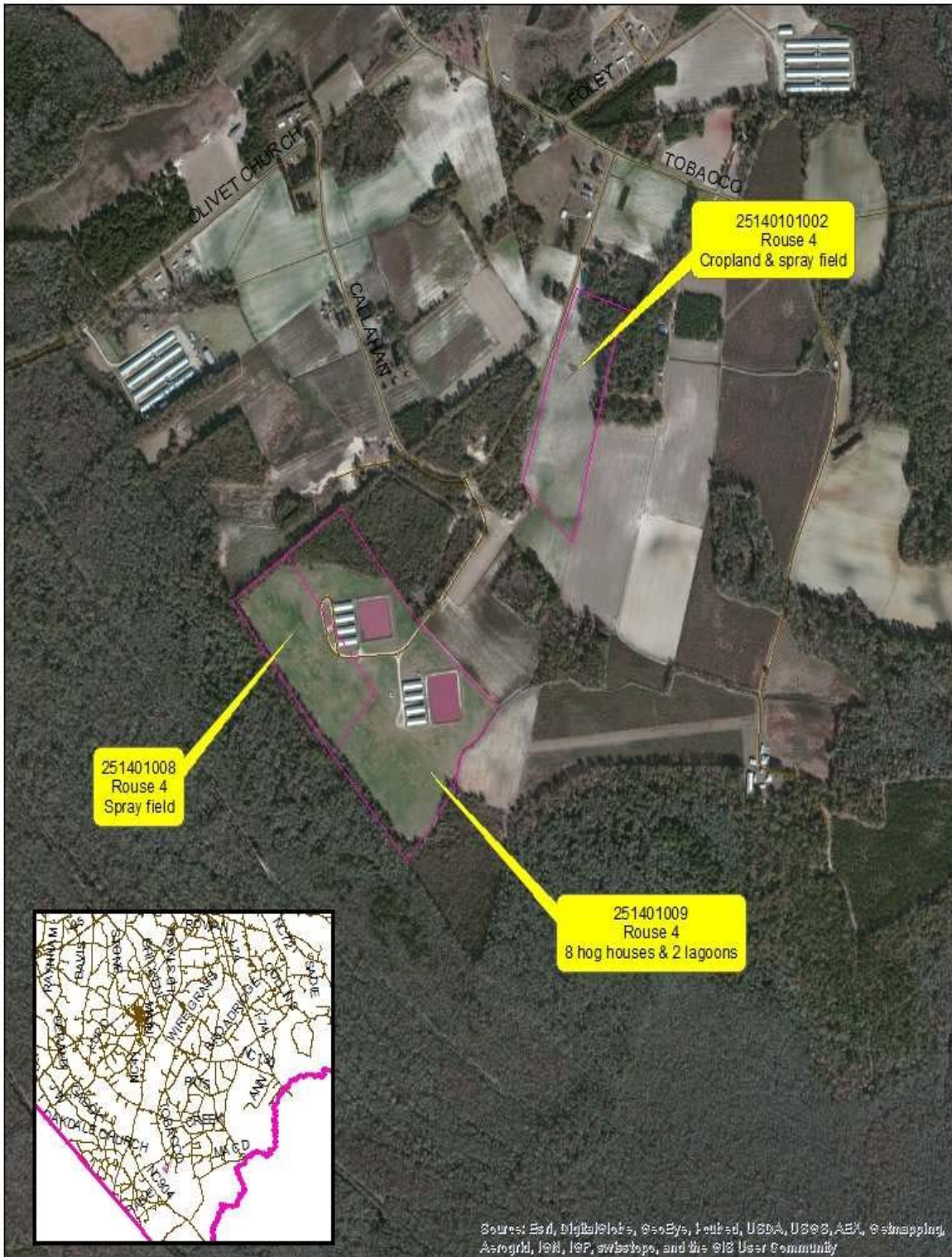




Rouse #4 Farm Barns (5-8)

# Billy Wayne Rouse

Robeson County, NC



**Route 4**

0 450 900 1,800 Feet



Rouse #4 Farm Arial

**[Click for More Pictures](#)**

**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

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.

***Ronnie Kennedy***

***Broker in Charge***

***Agriment Realty***

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