

Tyndall Finishing Farm 4200 Feeder to Finish (Sold - June 2013)

Summary: This farm is located in Wayne County (Facility # 96-201). Physical Address for Google Search is 3096 Stevens Mill Road Goldsboro NC 27530. Last Contract Obligation was under JC Howard Farms.

The Steady State Live Weight of this operation is 567000 lbs, which currently certifies it as a 4200 Feeder to Finish Swine Farm. The farm has approximately 73 total acres on the track. The cropping system is currently Bermuda Hay with Small Grain overseed. The Farm is irrigated by a stationary gun system. Farm also has approximately 400' of road frontage to Stevens Mill Road.

Site Specific Characteristics of Importance

Site has fair isolation characteristics with nice wooded barriers.

Site could be retrofitted to be awarded an extended contract to produce finishing hogs.

Site has approx 15 – 30 acres along Falling Creek in the Neuse River Basin, Wetland mitigation may be a potential.

Timber Value has not been assessed.

Site has several lots on tract and several other lots that could be used for farm management.

Site has irrigation reel, irrigation pump, tractor, and backhoe

This farm would be a nice start for an existing or new prospective pork producer. We have priced this farm with the consideration of retrofits etc.

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**

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.









