

# Multiplication Wean to Feeder Swine Farm For Sale

Lee County 3552 Swine Nursery is a multiplication farm under contract with Smithfield Hog Production.

This farm is located near **809 Sellars Road Cameron NC 28326**

The farm site has approximately 23.3 total acres to be determined by survey. This farm would be ideal for raising cattle in conjunction with the production swine farm. The farm currently has a great production contract that pays monthly. These type contracts are unique and usually are granted to farms that have great isolation for sensitive breeding stock. There is an irrigation hydrant system for land application of nutrients from the swine farm. The farm will include the following personal property:

- John Deere Diesel Irrigation Pump
- Cadman 3250 Irrigation Reel
- John Deere 40 KW Automatic Generator
- Burn EZ Incinerator

## Site Specific Characteristics of Importance

1. Site has fair isolation characteristics with nice wooded barriers.
2. Farm has a sought after Multiplication Contract that pays Monthly if facility is stocked with pigs or not.
3. Great addition for an expansion or new producer interested in becoming a pork producer.

4. Site has anaerobic lagoon system and waste application system.
5. There is a small tractor that can be purchased from owner if interested.

#### 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 North Carolina Cost Share
- Funding for BMP’s or other Natural Resource Related Programs such as wetland easements etc. is possible as well.

Take Advantage of **New 2018 Tax laws.**

**Agriment Services Inc will handle permit transition and modification of waste management plan for re-certification to new owner. Please call 9102890395 or 2525682648 with any specific questions.**



3552 Wean to Feeder Multiplication Nursery

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