

Duplin County Sow Farm 1200 Farrow to Wean Facility/Turkey Farm/Farm Residence

(This Farm is Sold)

Summary: This farm is located in Duplin County

- Deed Book 1033 Page 444 61.19 Acres
- Deed Book 1033 Page 444 4.88 Acres
- Deed Book 924 Page 692 71.67 Acres
- Deed Book 1202 Page 478 16.42 Acres
- Deed Book 1316 Page 251 2.64 Acres
- Deed Book 958 Page 462 19.95 Acres Turkey Farm
- Deed Book 1125 Page 333 .90 Acres Residence
- Deed Book 1128 Page 630 13.597 Acres
- Deed Book 1478 Page 302 60.73 Acres

Total Approximate Acres 251.977 Acres

1200 Sow Farm Highlights (Facility # 31-612)

1 Breeding Barn

1 Gestation

(2) 48 Crate farrowing houses -- 240 total farrowing crates

(1) 144 Crate farrowing house

- New 48 crate farrowing house for 4 week wean – 4 week weaning creates 16-18lb pigs at weaning
- All farrowing crates have Jodel Heat Pads Big Savings on electric bill compared to heat lamps
- 96 crates in farrowing have Ad-Lib feed system Remainder of crates have Cablevey Automated Feed System
- Cool cells in farrowing house with 144 crates, 96 crates have high pressure fogging system

- 144 crates in Farrowing have cast iron and plastic floors, 96 crates have new farrowing Tribar with breaks, soft grip called Nooyen Tribar
- On Site Gilt developer – This allows you to get Gilt deliveries every 4 months for extra acclimation time which creates much healthier, more productive gilt. Gilt developer provides additional income as they are entered into the herd. (\$6.00 per head)
- New cool cells in Breeding Barn
- New Forced – Air Composting Facility on site designed for sow farm and turkey farm by Advanced Composting Technologies.
- Alarm system on entire sow farm for power outage and too high or too low temperatures in Buildings. Three Phase Generator that runs entire Sow farm and main dwelling.

The Steady State Live Weight of this operation is 519,600 lbs, which currently certifies it as a 1200 Farrow to Wean Sow Farm with Max Capacity of 1280 Farrow to Wean. The farm has approximately 251.977 Acres total of which there is approximately 95 acres cleared and in hay/pasture rotation. There is 30 acres under irrigation in the spray fields and approximately 8 acres taken up by the operations. The cropping system is currently Bermuda Hay and Cropland combination. The Farms are irrigated by Hard Hose Travelers and an in line Hydrant System.

Turkey Farm Highlights

- Contract is with Butterball LLC
- 1 house = 40' x 288' (Growout)
- 2 houses = 40'x 384' (Growout)
- 12000 Total Birds
- Farm Rankings 13th out of 150 for year 2011

Site Specific Characteristics of Importance

- Site has fair isolation characteristics with nice wooded barriers.
- Site has composter for Sow Farm and Turkey Farm.
- 1200 Farrow to Wean is a stand alone, self-contained facility. (back up generator (125kw with 3 phase current in and around farm and residence)
- Site could be converted to a 3849 Feeder to Finish Site
- Site is a Murphy Brown LLC Contract Unit.
- Site has approx 15-20 acres of Wetlands along in the Cape Fear River Basin. Wetland mitigation may be a potential.
- Site has future options for conversions and upgrades.
- Site has Four County Power line Easement for potential Renewable Energy Project.
- Site has Timber to be assessed.
- Site has (2) 4 inch wells connected to residence/turkey farm/sow farm
- Site has installed nipple water (BMP) systems for the conservation of water.
- Excellent existing management in place.
- Site has potential as Hunting Preserve.
- Site has excellent compliance record with State Agencies.
- Residence acts as central monitoring location for production farms.
- 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**

Farm Personal Property

- (2) Irrigation Reels (1 Amadas 1 ABI)
- (1) Four-cylinder John Deere Diesel Pump
- (2) Four Inch Wells with back up connection to Residence/Turkey Farm and Sow Farm.
- 120 KW Back Up Generator Connected to Farm and Residence
- (1) 68 Hp Kubota Tractor with Front End Loader
- (1) 14 ft Long Arm Bush Hog

- 40' x 60' Equipment Shelter/Shop
- (1) 253 Massey Ferguson Tractor
- (1) 8 Foot Hydraulic Box Blade
- (1) Turkey House Tiller

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 (7 years of profit and loss and depreciation schedules available at **serious** request).
- 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.





