

Swine Farm Foreclosure Sale

Duplin County NC Hog Farm is an original 1400 Sow Farm Farrow to Wean
This farm is located in **518 Eneas Lanier Road Chinquapin NC**

The farm site has approximately 78 total acres on the track and would be ideal for raising of cattle in conjunction with the production swine farm. The farm has not had pigs in buildings since 2011; however the farm is in great condition given the fact it has been idle for 6 years. Farm will need some reconfiguration or construction depending on the style of hog farm owner desires. There is approximately 20 Acres of manageable timber and 55 acres cleared land for the spray fields and the swine operation. There is a underground hydrant system for land application of nutrients from swine farm.

The farm could be converted into the following scenarios:

- 1400 Farrow to Wean (original permit size)
- 5271 Wean to Finish
- 4490 Feeder to Finish
- 20206 Wean to Feeder (under 40 lbs).

Site Specific Characteristics of Importance

1. Site has fair isolation characteristics with nice wooded barriers. This would be ideal for commercial swine production.
2. Some smaller integrators have expressed interest in the farm remaining as a Sow Farm.
3. Smithfield Foods and Prestage Farms has shown interest in providing a 10 Year commercial production contract for Feeder to Finish and Wean To Finish Operation types.
4. Great addition for an expansion or new producer interested in becoming a pork producer.

5. Site has anaerobic lagoon system and waste application system.

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.

All site specific questions related to farm foreclosure transaction will be handled by Robin Rhodes PA. at 910-289-1448. The Farm Foreclosure Sale is scheduled for Sept 19th 2017 at the Duplin County Courthouse Kenansville NC. Agriment Services has been hired to handle permit transition and modification of waste management plan for re-certification. Please call 9102890395 with any technical questions.











































