



**AGRIMENT SERVICES INC.**  
WASTE MANAGEMENT CONSULTANTS

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# Agriment Realty



Offering complete Farm-Site Compliance and Waste Mgt Assessments for Sellers / Buyers of Swine Farms. Unlike conventional real estate brokers, we understand the complete animal waste management systems of these operations and are confident we can be a valuable asset to both buyers and sellers alike. Let us market your swine or poultry facility today!

**We Have References!**

"License #66478 - Equal Opportunity Provider"

**See Our Current Listings At:**

**<http://www.agrimentservices.com/realty/>**

1/7/2019

## **NEW LISTING SWINE SOW FARM**

Google Address: 2115 State Hwy 41, Trenton, NC, USA

Jones County **SOW Farm 1832 Farrow to Wean**

**Summary:** This Sow farm is located in Jones County and consist of 1 tract totaling approximately 95 Acres

Sow Farm (Facility # 52-74) **18 Active Production Buildings 1832 Capacity extended Contract with Smithfield Hog Production**

## **Swine Farm Highlights**

- **1954 Farrow to Wean** Maximum Sow Farm Capacity by Rule
- Residences on Site for Mgt
- Multiple Storage Bldgs
- Premium Equipment Package
- Revenues can be sent on request to your financial institution
- Under Extended Contract with Smithfield Hog Production

The Steady State Live Weight of this operation is 793256 lbs, which currently certifies it as a 1832 Farrow to Wean Swine Farm. The farm has approximately 95 acres total of which there is approximately 65 acres cleared in cropland rotation. There is 45 acres under irrigation in the spray fields and approximately 25 acres taken up by the Facilities. The Farm is irrigated by Hard Hose Travelers and with Irrigation Hydrant System along with Aerway System.

## **Site Specific Characteristics of Importance**

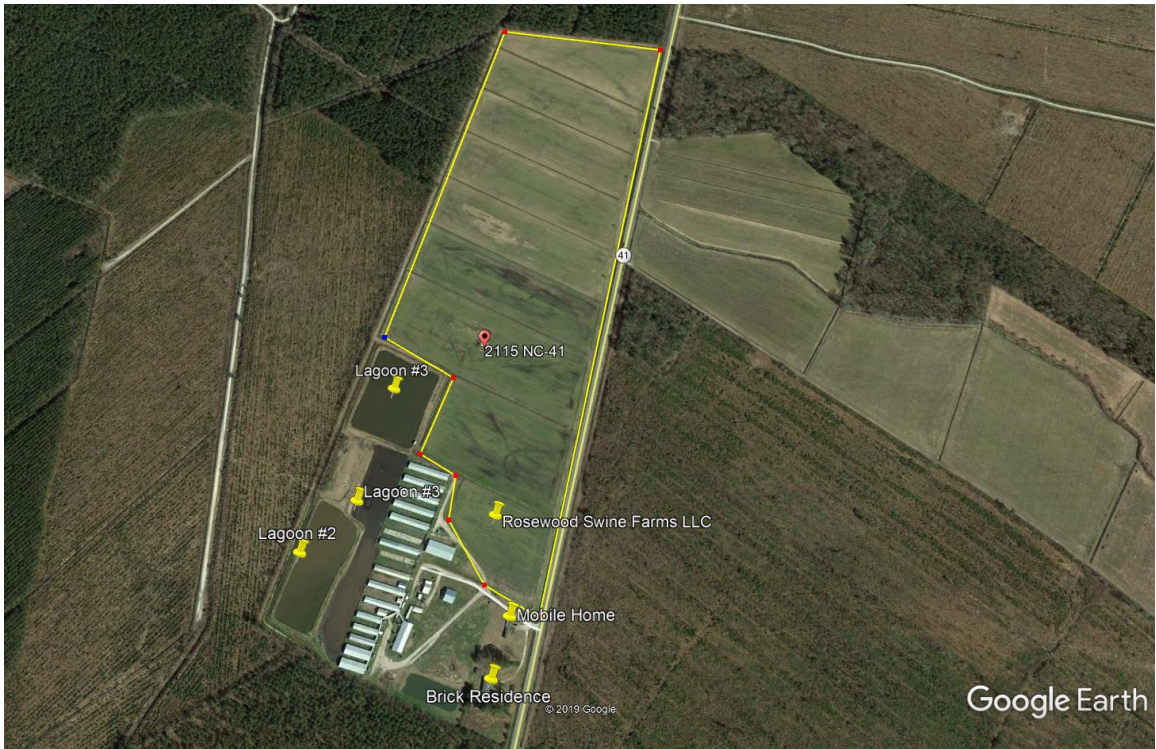
- Site has fair isolation characteristics with fair wooded barriers.
- Back Up Generator
- Site is a Smithfield Hog Production Contract Unit.
- Site has future options for conversions and upgrades.
- Site has (3) 4 inch wells connected to sow farm
- Site has installed nipple water (BMP) systems for the conservation of water.
- Excellent existing management in place.
- 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**

1. Item 1 Mobile Home
2. Item 2 50 hp Irrigation Pump and Aerway attachment with irrigation reel
3. Item 3 Bobcat Mower
4. Item 4 Mortality Composter
5. Item 5 Bushhog, box blade, portable diesel tank, lagoon long arm side cutter
6. Item 6 Generator
7. Item 7 John Deere 2155 Tractor, JD 2950 w/front end loader JD 6300, JD 7410 Cab Tractor
8. Item 8 F150 Farm Truck

## **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 year revenue 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.





















































































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**Broker in Charge**  
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