

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/>

5/7/2020

NEW LISTING SWINE SOW FARM

Google Address 494-848 State Rd 1143, Four Oaks, NC 27524

Johnston County **Finishing Farm 5320 Feeder to Finish**

Summary: This Finishing farm is located in Johnston County and consist of 2 tracts totaling approximately 75 Acres

5320 Swine Finishing Farm (Facility # 51-34) 7 Production Buildings *Open Contract* can negotiate with best production contract available amongst all active integrators.

Swine Farm Highlights

- Residences on Site for Mgt

- Multiple Storage Bldgs
- Premium Equipment Package
- Revenues can be sent on request to your financial institution
- Open Contract to be worked out in the best interest of buyer sees fit.
- Farm has transferrable deeded easements to access more lands if needed.
- Farm has two 6" wells to serve the farm.

The Steady State Live Weight of this operation is 718200 lbs, which currently certifies it as a 5320 Feeder to Finish Swine Farm. The farm has approximately 75 acres most cleared and in forage grasses. There is 27 acres under irrigation in the spray fields and approximately 7 acres taken up by the Facilities. The Farm is irrigated by Hard Hose Traveler and Caterpillar optional water haul tank.

Site Specific Characteristics of Importance

- Site has fair isolation characteristics with fair wooded barriers.
- Site is open contract.
- Site has future options for conversions and upgrades.
- Site has excellent compliance record with State Agencies.
- 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 1988 MF 255 Tractor/Front End Loader
2. Item 2 Irrigation Reel
3. Item 3 1991 28' x 70' doublewide residence
4. Item 4 Single Wide Trailer
5. Item 5 30 HP Berkeley Irrigation Pump
6. Item 6 Caterpillar D25C 5000 gal Irrigation Water Tanker
7. Item 7 New Holland BR 740 Hay Bailer
8. Item 8 Hay Tedder, Hay Rake, Case Hay Cutter,
9. Item 9 7' Finishing Mower attachment
10. Item 10 Land Compaction Aerator

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.





















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