

EXCLUSIVE E-BLAST 8/11/2020 from Agriment Media

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/>

8/11/2020

NEW LISTING: SWINE WEAN TO FINISH FARM MOTIVATED SELLER

Google Address: 1789 Collins Mill Road Castalia, NC 27816

Franklin County 6761 Wean to Finish Farm

Summary: This Finishing farm is located in Franklin County and consists of 1 tract totaling approximately 102.4 Acres

6761 Swine Wean to Finish Farm (Facility # 35-57) 6 Production Buildings designed for 960 per bldg = 5760 animals ON SITE with the option to build one more bldg to add 1001 more animals. The farm has a current Smithfield Production Contract.



Swine Farm Highlights

- Residence on Site for Mgt
- Massey Front End Loader
- (2) 2014 Cadmen 3250 Hard Hose Reels
- 2014 Cadman/JD Power Pack Pump
- Revenues Can Be Sent to Financial Institution on Demand.
- Farm can be sold in Combo with the Nash County Wean to Feeder (below) same owner

The Steady State Live Weight of this operation is 777515 lbs, which currently certifies it as a 6761 Wean to Finish Swine Farm. The farm has approximately 100 acres most cleared and in forage grasses. There is 72 acres under irrigation in the spray fields and approximately 10 acres taken up by the Facilities. The Farm is irrigated by Hard Hose Travelers.

Personal Property

- Residence on Site for Mgt
- Massey Front End Loader
- (2) 2014 Cadmen 3250 Hard Hose Reels
- 2014 Cadman/JD Power Pack Pump

Site Specific Characteristics of Importance

- Site has fair isolation characteristics with fair wooded barriers.
- Site has a production contract.
- 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 could be sold with Nash County Farm as Advertised below – same owner.

8/11/2020

NEW LISTING: SWINE WEAN TO FEEDER FARM MOTIVATED SELLER

Google Address: 15941 Red Bud Road Castalia, NC 27816

Nash County 3800 Wean to Feeder Farm Facility #64-23

Summary: This permitted wean to finish farm is located in Nash County and consists of 1 tract totaling approximately 27.94 Acres

- Farm has “**Open**” Contract to be worked out in the best interest of buyer sees fit.

Site Specific Characteristics of Importance

- Site has fair isolation characteristics with fair wooded barriers.
- Site has an open contract.
- Site has future options for conversions and upgrades. Could become 991 Wean to Finish Bldg.
- 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 could be sold with Franklin County Farm as Advertised above – same owner.



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.

Ronnie Kennedy
Broker in Charge
Agriment Realty

PO Box 1096 Beulaville, NC 28518

Office (252)568-2648 Mobile (910)289-0394 (910)290-2671

www.agrimentservices.com























