

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/>

NEW LISTING SWINE SOW FARM

Angels Haven Ln, Richlands, NC 28574

Onslow County Finishing Farm 5200 Wean to Feeder Swine Farm (Facility # 67-77) 2 Production Buildings *Open Contract* can negotiate with best production contract available amongst all active integrators.

Summary: This farm is located in Onslow County (Facility # 67-77) designed in 1996 it is one of the last farms that was built before the statewide moratorium. The Steady State Live Weight of this operation is 156000 lbs, which currently certifies it as a 5200 wean to feeder (double line curtains (2) 2600 capacity each, pit recharge, bldgs fair cond) operation. The farm has approximately 32.13 total acres on the track of which there is approximately 19.01 wettable acres in the sprayfield and 5

acres taken up by the site itself. The crop is currently is Bermuda Hay, it should be noted that only 9.1 acres is needed to fulfill the agronomic requirements of this farm. The farm is composed of excellent quality moderately well drained soils Autryville, which are some of the best soils for land application.

Swine Farm Highlights

- Septic Tank Onsite for mgt home
- 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 two 4" wells to serve the farm.

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

- 4 cylinder John Deere Irrigation Pump
- Hobbs Irrigation Reel
- Sprayer
- Bush Hog
- Hay tedder/Rake
- Fuel Tank
- Lawn Mower
- Office and two very nice farm sheds for hay or equipment

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.



We are representing and negotiating the sale of this farm, as it becomes a working hog operation under new ownership. I would ask that serious inquirers please understand the current swine market for this type of facility before making offers. It is our opinion that this farm is **under** current “market value”. Some pictures are attached for your reference. More information is available on request.

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