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 JONES COUNTY SOW FARM
3100 Wyse Fork Road Dover NC 28526
Google Address: 35°08'11"N 77°26'17"W · 43.2 ft

Jones County **2400 Farrow to Wean Swine Farm** (Facility # 52-72) for **Commercial Production. Farm has an *Open Contract* *which means the buyer* can negotiate with best production contract available amongst all active integrators and scenarios.**

Summary: This farm is located in Jones County (Facility # 52-72) and was upgraded and revamped to meet new production requirements regarding open pen gestation In 2018-2019. The Steady State Live Weight of this operation is 1039200 lbs, which could converted to Wean to Finish totaling 9036 head this option should make the farm eligible for a 10 year production contract. The farm rests on a large tract of land approximately 314.50 total acres. The land is currently used as a Corn, Wheat, and

Soybean rotation; however, some of the land may become grassland if needed. The new waste plan and permit would be modified and permitted for the new producer by ASI Professionals. **NOTE**: the current permit also contains 1600 Feeder to Finish spaces and an Isolation Building that can hold 50 -60 large swine but this part is not Included in this sale; however, the owners will entertain a lease arrangement if needed to streamline the production at this farm.

The farm is composed of good quality moderately well drained soils which are good soils for waste irrigation.

Swine Farm Highlights

- Septic Tank Onsite for the office and possible mobile home.
- Multiple Storage Buildings shelters
- Forced air composter for mortality.
- Revenues can be sent on request to your financial institution
- Open Contract for Buyer.
- Farm has 2 high volume wells one is 4.5" and one is 4.0 inch to serve the farm with great flow and operational water pumps.

Site Specific Characteristics of Importance

- Site has fair isolation characteristics with fair wooded barriers.
- Site has future options for conversions and upgrades.
- 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 65 hp John Deere Irrigation Pump with Rainbow Pump
- 480 foot Valley 7000 Heavy Duty Center Pivot
- 200 KW Generator
- Fuel Tank
- Lawn Mower
- Office and two very nice farm sheds

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 far **under** current "market value" and this farm has potential. Some pictures are attached for your reference. More information is available on request.

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