

## 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 Sampson County Nursery Farm**

**5120 Wean to Feeder Nursery Swine Farm (Facility # 82-58) 4 Production Buildings *currently under production contract with integrator.***

**Summary:** This farm is located in Sampson County (Facility # 82-58) designed in 1993 it is one of the latter tier farms that was built before the statewide moratorium. The Steady State Live Weight of this operation is 153,600 lbs, which currently certifies it as a 5120 Wean to Feeder (tank flush, bldgs in good condition for their age) operation. The farm has approximately 34 total acres on the track of which there is approximately 8.6 wettable acres in the spray field and approximately 3 acres taken up by the site alone. The crop is currently is Bermuda Hay/Small Grain Over-seed.

#### **Swine Farm Highlights**

- Acres available for Recreational Purposes and Timber Production.
- Farm Office and bathroom/pump house/storage shed
- Revenues can be sent on request to your financial institution
- Integrator Contract in place
- Farm has one deep well to serve the farm.
- 5hp Irrigation Pump/Solid Set Irrigation

#### **Site Specific Characteristics of Importance**

- Site has great isolation characteristics with excellent wooded barriers.

- Site has been approved as agriculture district which offers State Protections for production swine farms.
- Site has good 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**

### **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.
- First Time Farmer and Rancher Program Eligibility.







We are representing and negotiating the sale of this farm. I would ask that serious inquirers please understand the current swine market for this type of facility before making offers. More pictures will be attached to our website for viewing. More personal information such as revenues can be available upon request.

**Ronnie Kennedy**

**Broker in Charge**

**Agriment Realty**

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**[www.agrimentservices.com](http://www.agrimentservices.com)**