

**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 1200 SOW FARM CONVERSION TO 4518WEAN TO FINISH SWINE FARM**

204 Halls Pond Road Rose Hill NC 28458

**Duplin County 4518 Wean to Finish Capacity (Facility # 31-612) 10 Year production contract with integrator very likely**

**Summary:** This farm is located in Duplin County (Facility # 31-612) designed in 1994 it is one of the latter tier farms that was built before the statewide moratorium. The Steady State Live Weight of this operation is 519600 lbs, which after conversion will certify it as a 4518 Wean to Finish (new pit recharge buildings will be an asset to this farms function) operation. The farm has approximately 191 total acres over several tracks of which there is approximately 30 wettable acres in the spray field in grass crops and 5 acres taken up by the site itself. The crop under irrigation is Bermuda Pasture/Small Grain Over-seed; however, there is much potential in the remaining 156 Acres of available lands.

**Swine Farm Highlights**

- Site Includes 65 – 70 Acres of Timber that has not been evaluated for Timber Value.
- Farm Office and bathroom/shower/pump house /storage shed
- Integrator Contract must be available for this transaction to pencil out.
- Cost of upgrades has been taken into account for purchase price.
- Farm has two 4" water wells to serve the farm.

- 80 HP Irrigation Pump (2 irrigation reels)
- 68 HP Kubota Tractor with Front End Loader
- 10hp Irrigation Pump/Solid Set Irrigation
- Back UP Generator

### Site Specific Characteristics of Importance

- Site has fair isolation characteristics with fair wooded barriers.
- Site may be just large enough for Renewable Natural Gas Project in the future.
- Site has good compliance record with State Agencies.
- All pertinent NC State regulatory documents, change of ownership/permit 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.



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. Some pictures are attached for your reference. More information can be available on request.

**Ronnie Kennedy**

**Broker in Charge**

**Agriment Realty**

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