

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 10400 Nursery Wean to Feeder SWINE FARM

Farm Located Across from 174 Marshburn Road Teachey NC28464

Duplin County **10400 Wean to Feeder Capacity** (Facility # 31-7) **Currently Under NO Contract Obligation to any Swine Integrator**

Summary: This farm is located in Duplin County (Facility # 31-7) 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 312000 lbs., which could possibly convert to a 2713 Wean to Finish. Current Facility last had pigs in 2713 Wean to Finish. The farm has approximately 67.92 total acres over several tracks of which there is approximately 26 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.

Swine Farm Highlights

- Site Includes 10-15 Acres of Timber that has not been evaluated for Timber Value.
- Farm Office and pump house
- Integrator Contract you are free to shop
- Side Boy Mower
- Nice JD 5065E Tractor
- Irrigation Pump/Irrigation Reel
- Plow
- Box Blade

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 permit 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.

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