



AGRIMENT SERVICES INC.
WASTE MANAGEMENT CONSULTANTS

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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.htm>

5/28/08

Neuhoff Farms Inc. Sow Farm 3500 Farrow To Wean Facility.

Summary: This farm is located in Pitt County (Facility # 74-6 Deed Parcel # 016745). It is one of the last and largest permitted farms without any contractual obligation to a specific Integrator. Contract options could be shopped amongst several integrators with specific needs.

The Steady State Live Weight of this operation is 1515500 lbs, which currently certifies it as a 3500 Farrow to Wean Sow Farm with Max Capacity of 3733 Farrow to Wean. The farm has approximately 317 total acres on the track. The cropping system is currently Bermuda Hay and Cropland combination there is enough land for facility to stand alone on owned acres if the Pine Plantation in the waste plan is

converted to Bermuda Grass. However, there is adjoining land owner with an inline irrigation system that is providing a bounty of land to land apply waste on as this farmer needs the nutrients for his cropland farming operation. The Farms are irrigated by Hard Hose Travelers and have a Complete Certified In line Hydrant System.

Site Specific Characteristics of Importance

- Site has good isolation characteristics with nice wooded barriers.
- Portions of farm Front, Middle, and Back have (back up generators).
- Site has an permit application that allows for the conversion to a 11225 Feeder to Finish Site
- Site has no contractual obligations.
- Site has approx 20 – 40 acres along Swift Creek in the Neuse River Basin, Wetland mitigation may be a potential.
- Site has future options for conversion.
- Site has planted Pine Trees for future Timber Value.
- Site has (3) 4 – 6 inch wells.
- Site has some open penning for Sows as discussed on a National Level in the Pork Industry.
- Existing management potentials could be discussed.
- 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.



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