Tarboro, NC Sow Farm / Boar Stud

Manning Farm -Original 249 Sow Farm/Boar Stud

This farm is located near Tarboro NC physical address: **73 Manning Road Tarboro, NC 27886**

The farm site has approximately 12.03 total acres on the track and would be ideal for small production farm or something suited to genetic multiplication for a sensitive herd. The waste is currently land applied with irrigation reel onto hayfields.   Farm has a shower/lab/office, one structure has 190 Crates or pens for boars or sows and another structure has 40 crates for boars or sows.
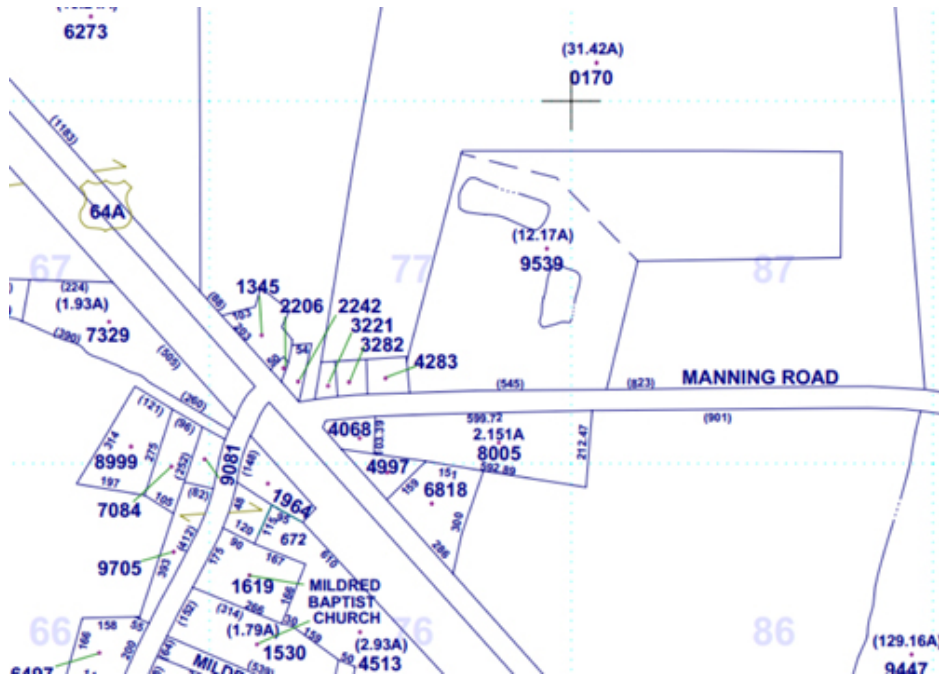
Site Specific Characteristics of Importance

1.   Site has excellent isolation characteristics with nice wooded barriers. This would be ideal for gilt development or sensitive genetic herd with approximately 8 miles Isolation to any other hog farm.
2.   Great addition for an expansion or new producer interested in becoming a pork producer.

3.   Site is in good repair and has been maintained and well kept.

4.   Farm has fenced barriers and was in operation as a boar stud prior.

5.   Site is just under animal thresholds for regulation by the state of NC no permit is required for this facility.

Potential Investment Scenarios

• To facilitate a previous sale of entity to qualify for a Like-Kind Exchange.
• Depreciation Schedule could be tax assets as most facilities can "rapid" depreciate the major parts of the facility in 3 – 5 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.
• Funding for BMP's or other Natural Resource Related Programs such as wetland easements etc. is possible as well.

All site specific technical questions will be handled by Agriment Services Inc. at 910-289-0395

6273

(31.42A)
0170

64A

67

(224)
(1.93A)
7329

1345
2206 2242
3221
3282
4283

(12.17A)
9539

77

87

MANNING ROAD

(545)

(823)

4068
4997

599.72
2.151A
8005
592.89

(901)

212.47

8999
7084
9705

9081

1964
672

6818

1619
1530

MILDRED
BAPTIST
CHURCH
(1.79A)

(2.93A)
4513

66

76

86

(129.16A)
9447

Tarboro Facilities

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