

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 SWINE SOW FARM

Barwick Road Dover NC 28526

Craven County **Finishing Farm 3520 Feeder to Finish Swine Farm** (Facility # 25-10)
4 Production Buildings *currently under production contract with integrator.*

Summary: This farm is located in Craven County (Facility # 25-10) 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 475200 lbs, which currently certifies it as a 3520 Feeder to Finish (pit recharge, bldgs very good cond for their age) operation. The farm has approximately 90 total acres on the track of which there is approximately 26.77 wettable acres in the spray field and 5 acres taken up by the site itself. The crop is currently is Bermuda Hay/Small Grain Over-seed.

Swine Farm Highlights

- Site Includes 28 Acre Tract of Mature Pines approved for Sludge Mgt.
- Farm Office and bathroom/shower/pump house /storage shed
- Site Includes one lot suitable for utilities and residence
- Revenues can be sent on request to your financial institution
- Integrator Contract in place
- Farm has two 8" deep wells to serve the farm.
- Backhoe
- 10hp Irrigation Pump/Solid Set Irrigation
- 12000 Watt Generator

Site Specific Characteristics of Importance

- Site has great isolation characteristics with fair wooded barriers.
- Site has been approved as agriculture district which offers State Protections for production swine farms.
- Site has future options for conversions and upgrades.
- Site may be just large enough for Renewable Natural Gas Project.
- 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.



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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