Executive Summary

Nelsonia Road Farm

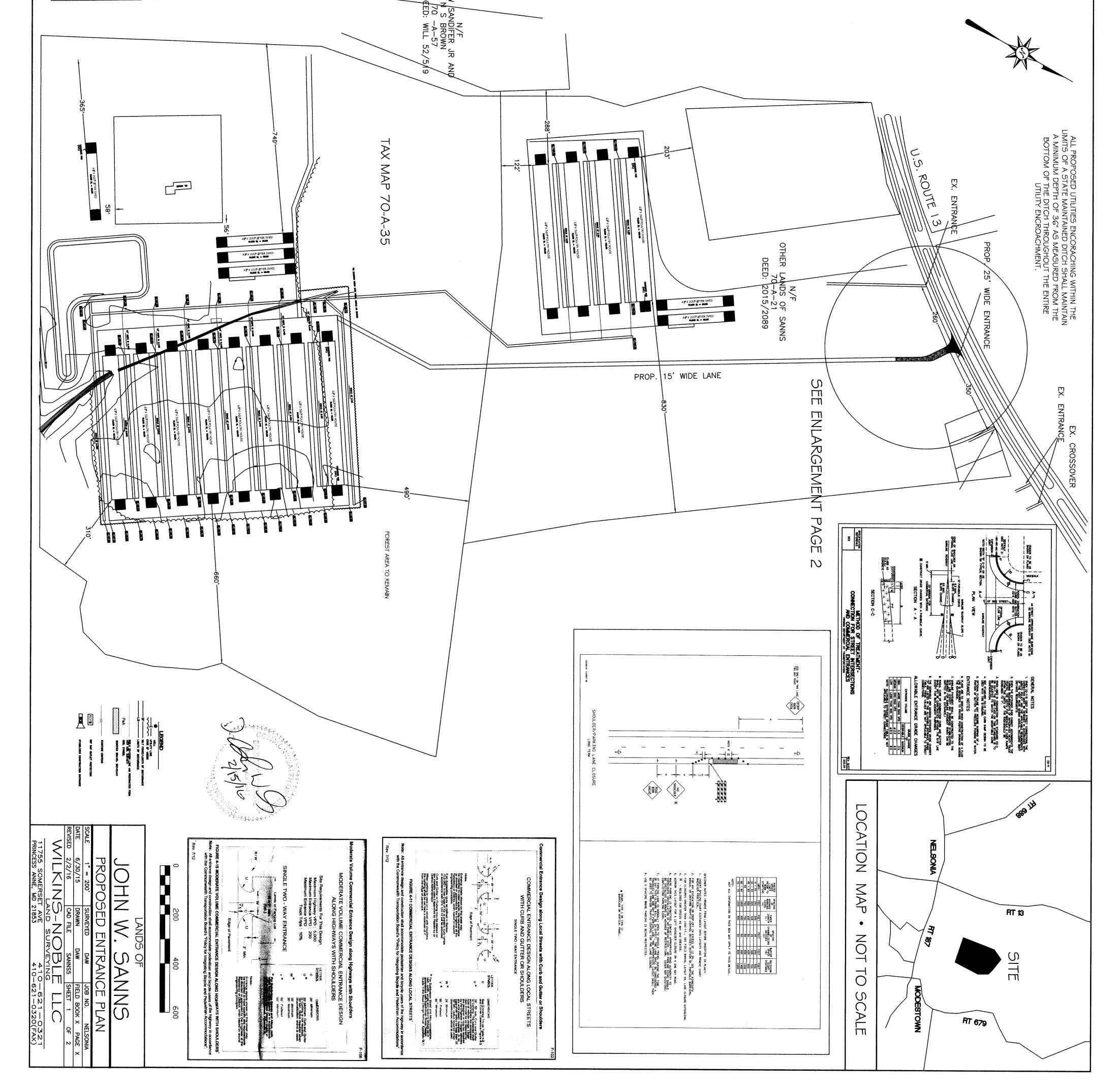
Bloxom, VA 23306

SVN LAND GROUP

SVN | MILLER COMMERCIAL REAL ESTATE



 CEVERAL NOTES 1. ACCOUNT COUNTY TAX MAP 70-A-35 2. ZONED: "ACROLLITIVAL 3. DEED REF; ACRIGUET 4. FLAT REF: LEE A. HICKEY, SR. PLAT 5. METOWIRN DISTRICT 6. BAED ON PROTRACTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY. PAREL NUMBER 51 DOI COGASSG, DATED MAY 16, 2015, THIS SITE IS LOCATED ELOOD ZONE "X" 7. ILMITS OF DISTUREMACE = 26.50 ACRES 5. BAED ON THE WEB SOLL SURVEY FROVIDED BY NRCS: SOLS WITHIN THE LIMITS OF DISTURBANCE ARE BOJAC LOAMY SAND HYDRIC KATING - '0 K FACTOR - 0.17 8. MARCING - SOLL GROUP - 'W HYDRIC RATING - '0 K FACTOR - 0.22 9. THERE SANDY LOAM HYDRIC RATING - '0 NOROLOGIC SOLL GROUP - 'W HYDRIC RATING - '1 NO THE BEAN ON KING - '1 NO THE BEAN CONDUCTOR. 1 NO THE SANDY LOAN HYDRIC RATING - '1 NO THE SERVICE ON KNOW WETLANDS ON THE PROPERTY. A WETLANDS IN HIS PROJECT DOES NOT MORTATION AND SAND HAR AND SAND	VDOT Standard Notes VDOT Standard Notes 4.6 All roadway lighting shall be designed in accordance with ESNA lighting criteria and installed in accordance with VDOT Road and Bridge Specifications. All roadway lighting shall adhere to the Virginia Lighting Law. 5.0 TRAFFIC 5.1 Contact Traffic Engineering Operations at (757) 925-1659 or (757) 925-1653 a minimum of 48 hours in advance whenever excavation is within 500 feet of a traffic signal, so the lines can be marked. Failure to do so could be a cosily repair for the developer. 5.2 Contact Roadway Lighting Operations at (757) 484-9015 or (757) 444-8940 a minimum of 48 hours in advance whenever planned construction activities are located within Limited Access Highways. Failure to do so could be a cosily repair for the developer. 5.3 Contact Traffic Operations Center Maintenance Manager at (757) 424-9903 a minimum of 48 hours in advance of all construction activities located within Limited Access Highways. Failure to do so could be a cosily repair for the developer. 5.3 Sight distances at entrances and intersections shall be maintained at all times during and after construction. Any object or landscapting that obstructs driver view shall be relocated at the developer's expense or the entrance mary be closed at VDOT's discretion. 5.4 Sight distances at entrance of traffic shall conform to the requirements in the most recent viewsion of the Virginia Work Area Protection Manual and the MUTCD. 5.6 ENVIRONMENTAL	14 CRUELL INFORMATION 11 These after program (a neordinary with the regularisance (Ventor end) (Net Control Subtrivion Sterk Information (Neto) 12 VIOT Subtrivion Sterk Information (Sterk Inf	VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARD NOTES HAMPTON ROADS DISTRICT October 2011
MINIMUM STANDARDS FOR PRIVATE SUBDIVISION STREETS			veloper



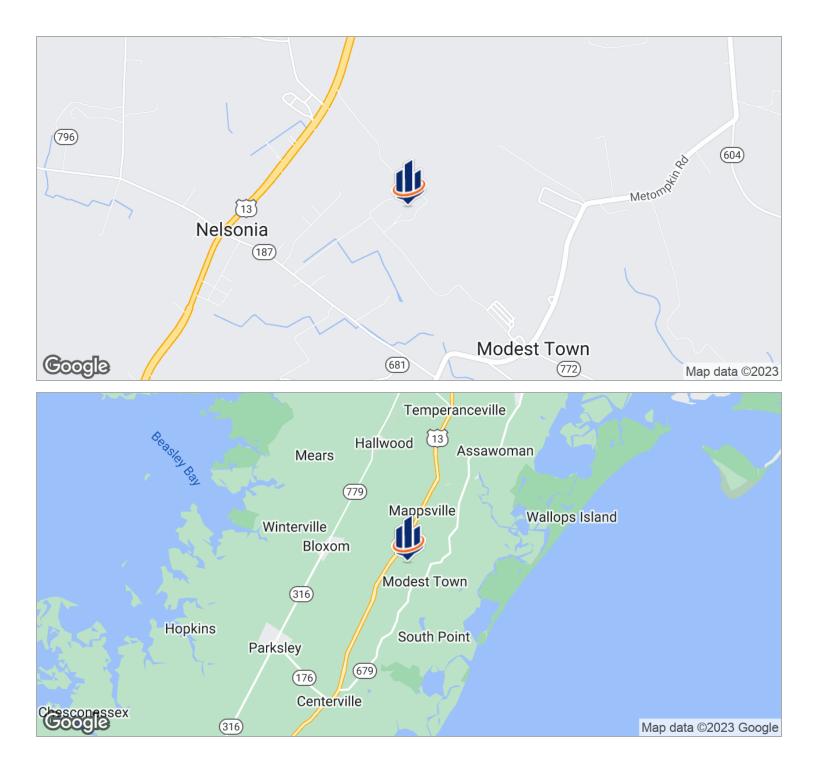
Additional Photos



Additional Photos



Location Maps



Property Description

POULTRY EQUIPMENT

- LED light bulbs
- Cumberland feeders and drinkers
- Hired Hand fan systems
- Rotem controllers and communicators
- [2] 200KW generator; less than 100 hours logged
- Generators powered by John Deere engines and are serviced annually.
- Primary house is connected to the generators
- Wells are 275' to 300' deep into the aquifer
- * Photos are a representation of the equipment on the farm







Purchase Incentive

- The Seller is offering a bonus of \$50,000.00 per poultry house that can be used as the down payment or given in a check at closing made out to the buyer.
- The Seller has offered to train and instruct the Buyer in regards to the farm's equipment and general operations.
- The Seller will work with the Buyer for the first full flock in order to transfer knowledge in regards to growing the best bird, handling incidents as they arise and making the most money per flock.
- The training will be up to three hours per day, four days per week and phone support will be offered as needed.
- Additional consulting time can be negotiated between the Seller and the Buyer.



NELSONIA ROAD FARM - FINANCIALS

Settlement Week	F	Payment (houses 1-4)	Payment (houses 5-8)	Total Payment
9/27/2015	\$	60,269.67	\$ 73,824.77	\$ 134,094.44
11/29/2015	\$	50,924.59	\$ 52,074.30	\$ 102,998.89
2/21/2016	\$	61,945.38	\$ 75,386.40	\$ 137,331.78
4/17/2016	\$	66,279.39	\$ 52,985.20	\$ 119,264.59
6/19/2016	\$	59,223.51	\$ 68,285.50	\$ 127,509.01
8/21/2016	\$	61,858.18	\$ 53,496.38	\$ 115,354.56
L				

184,139

Actual Settlement Data (From 13170 Sanns Drive)*

Projected Average Flock Payment (per 12 houses) \$

Income Analysis (Annual)

Estimated Gross Incon (6 Flocks Per Year)	10		\$ 1,104,831
Estimated Operating		Per SqFt	Total
Expenses			
Insurance	\$	0.050	\$ 20,160
Electric	\$	0.200	\$ 80,640
Clean-Out	\$	0.025	\$ 10,080
Property Taxes	\$	0.050	\$ 20,160
Repairs, Misc, Permits,			\$ 30,000
Total Operating Costs			\$ 161,040
Estimated Net Income		\$ 943,791	

*Due to new construction status, data used is from Sanns Drive Farm. Poultry houses on both farms are identical in terms of size and technologies.

* This analysis represents income and cost projections, not actual financial performance.



DISCLAIMER

NELSONIA ROAD FARM | 148.0 ACRES | NELSONIA, VA

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