

Executive Summary

Nelsonia Road Farm

Bloxom, VA 23306

+/- 148 acres

12 poultry houses (60x560)

Main House (2,400 sqft) built in 2000

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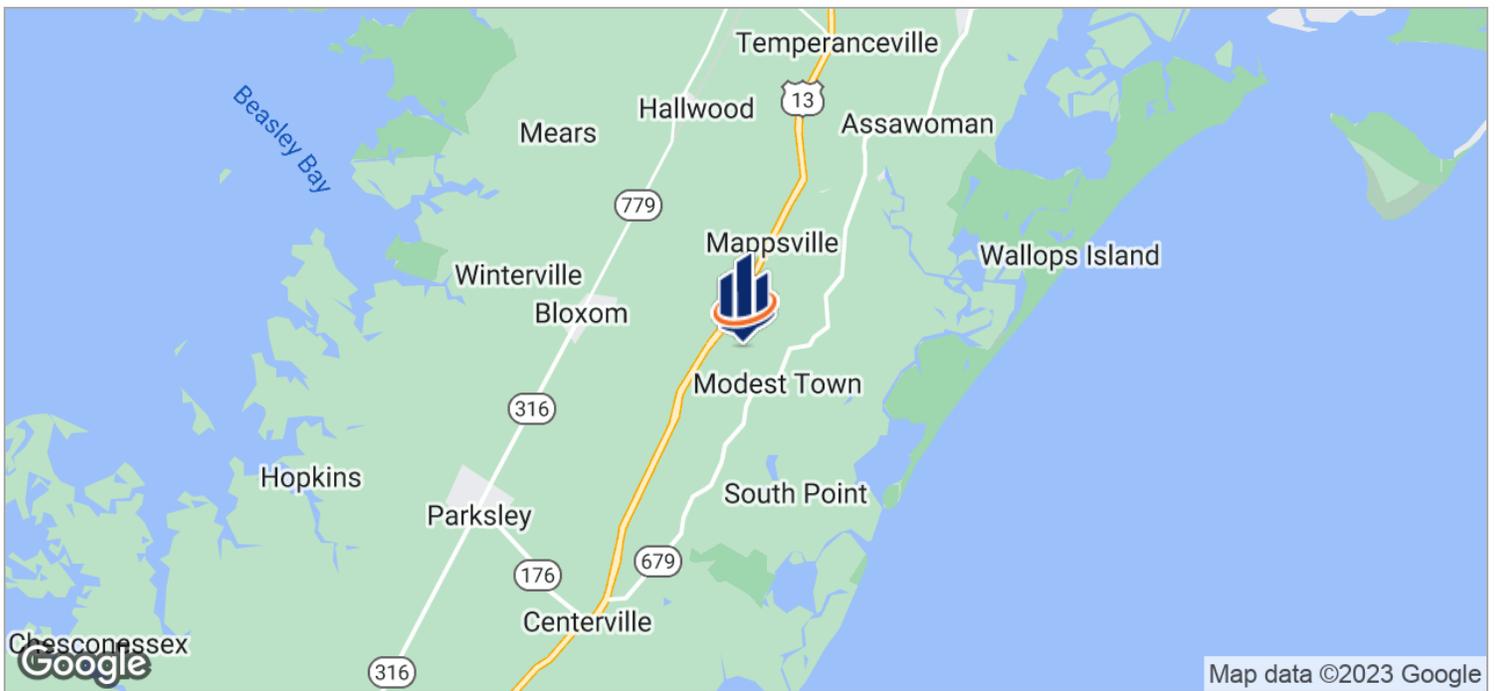
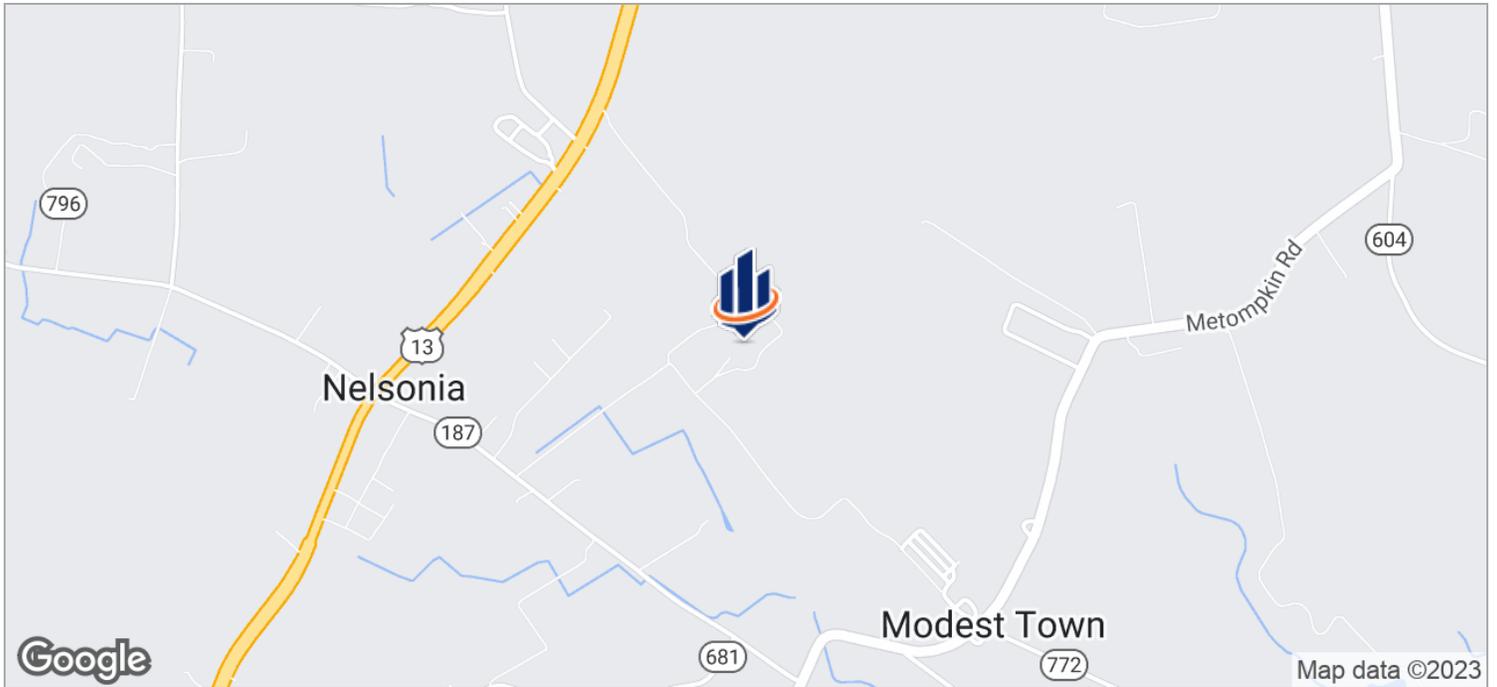
Additional Photos



Additional Photos



Location Maps

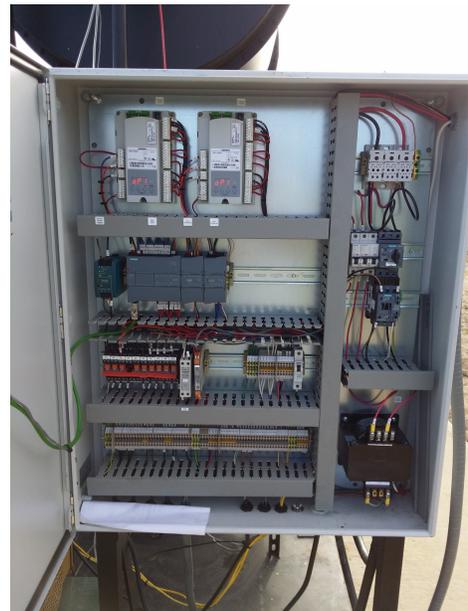


Property Description

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



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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

Actual Settlement Data (From 13170 Sanns Drive)*

Settlement Week	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

Projected Average Flock Payment (per 12 houses)	\$ 184,139
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Income Analysis (Annual)

Estimated Gross Income (6 Flocks Per Year)	\$ 1,104,831
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Estimated Operating Expenses	Per SqFt	Total
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
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*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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