



Blue Ridge Land and Auction

Aerial Map

5 Broiler Houses, Farm Buildings, 2 Homes,
and Site Improvements on 130.1 Acres +/-
located at 1293 & 1403 Beaver Creek Road
Boomer NC.

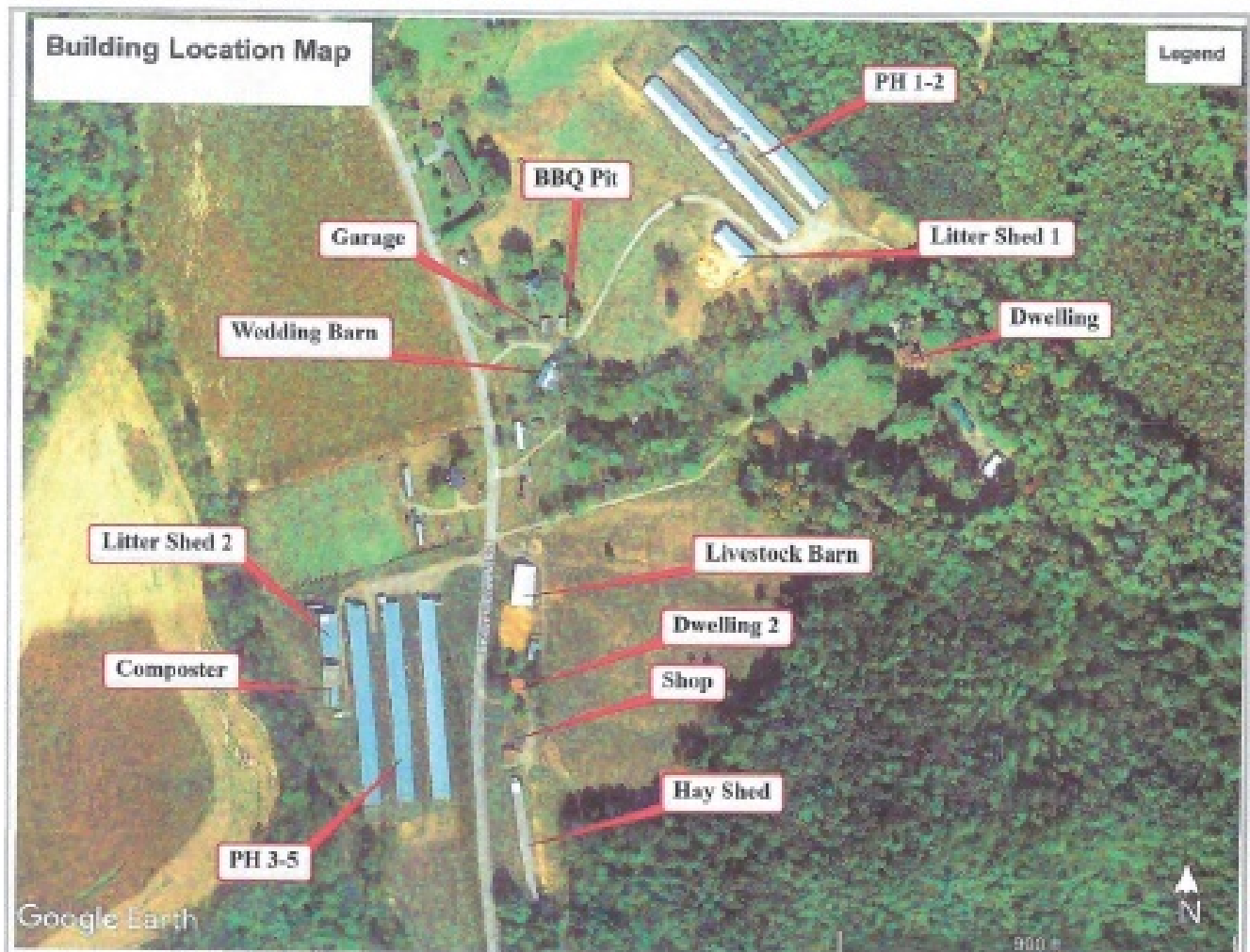


Aerial Map



Building Location Map

Building Location Map

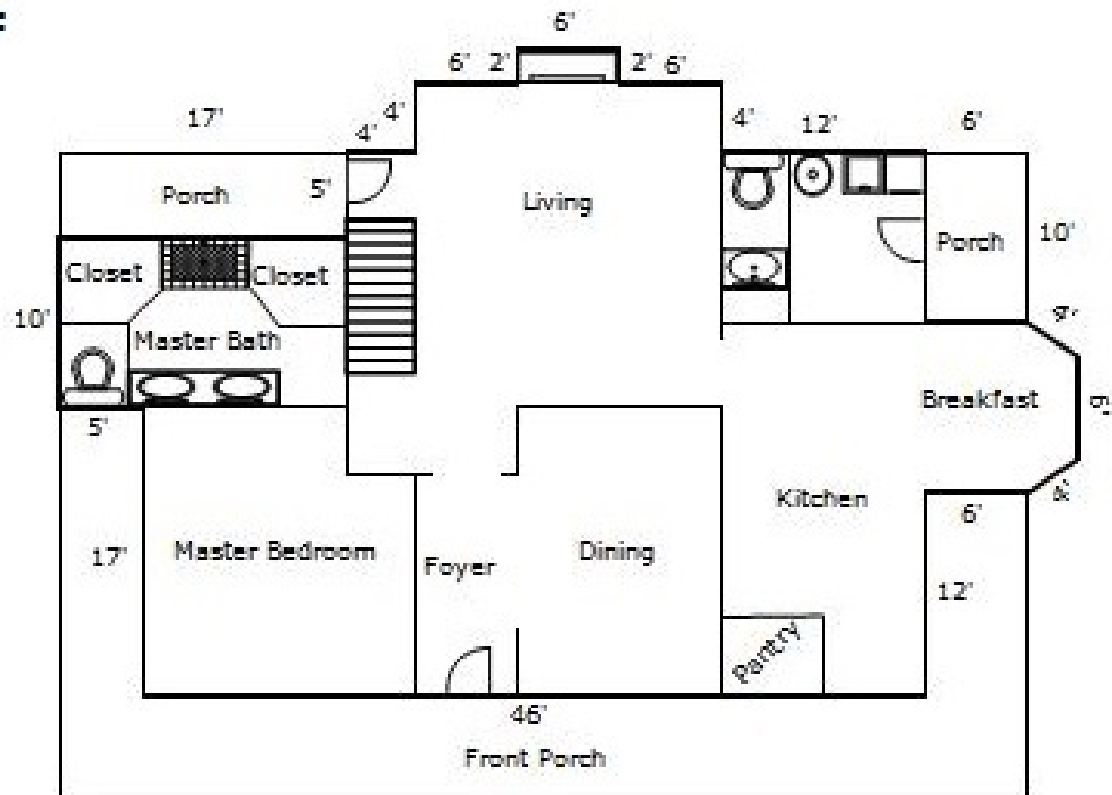


General Floorplan

1293 Beaver Creek Road, Boomer NC

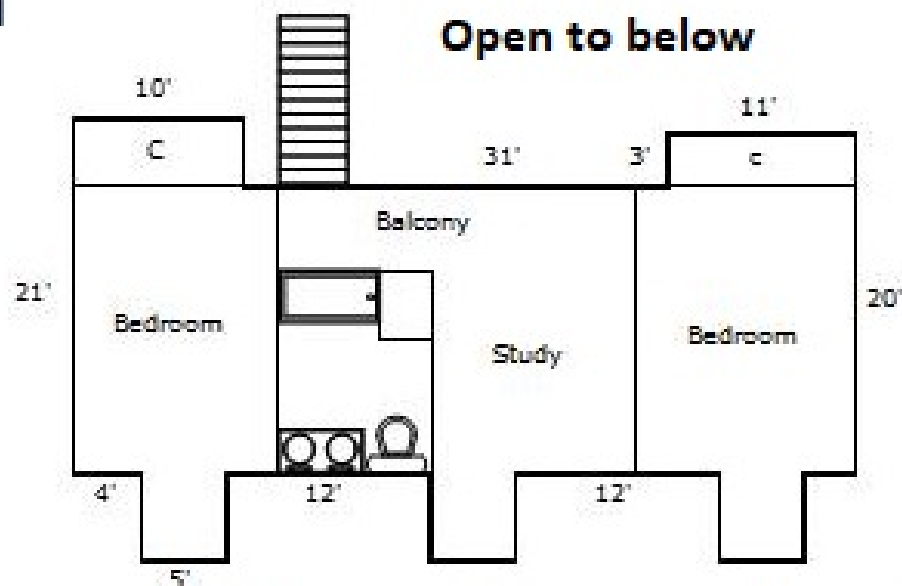
Ground Level

1,630 SF



Second Level

930 SF



Full Basement with bathroom and garage not shown

Building List

Property

1293 Beaver Creek Road
Boomer, NC 28606

Parcel	Pin	Deed Book	Acreage	Improvements
0200245	3805-61-6841	665-831	94.2	2 Dwellings 3 Poultry Houses 3, 4 & 5, Farm Support Buildings
0200509	3805-63-2311	1180-116	35.9	2 Poultry Houses 1 & 2 Litter Shed, Farm Support Buildings
			130.1	

Land Area

130.1 +/- acres

Gross Building Area

Size

Year Built

Poultry Production

Poultry House 1-2	45,000 SF	2015
Poultry House 3,4 & 5	60,000 SF	1992
Litter Shed 1	5,000 SF	2015
Litter Shed 2	4,000 SF	2000
Composter	2,500 SF	1996

Farm Support

Wedding Barn	2,000 SF	1900
Garage	1,500 SF	1973
Bar-b-que Pit	1,500 SF	1995
Livestock Barn	5,000 SF	1995
Shop	1,350 SF	1995
Hay Shed	9,000 SF	1972

Residential

1293 Beaver Creek Road	2758 SF	1990
1403 Beaver Creek Road	1876 SF	1934

1403 Beaver Creek Road is frame construction and is 1876 SF and is a 1.5 story built in 1934. Recently remodeled. There is a total of 4 bedrooms and 2 baths.

Site Improvements

Site Improvements:

The site improvements considered in this appraisal are: wells(5), septic(3), pad work for the existing structures and LP Gas Tank 18,000 gal.

Poultry Equipment:

The poultry equipment is composed of feed, water, heat and ventilation systems. For PH 1 and 2, controller is Rotem, feeders are Beacon and drinkers are Ziggity. Heat is tube. Ventilation fans are 12-50 inch and 2-54 inch for each house. PH 1 and 2 have 60 KW auto switch generator.

PH 3, 4 & 5 have the feed and ventilation are controlled automatically by a controller (Aerotech). The main feed lines are auger (Choretime) with nipple drinkers (Ziggity). Radiant and tube heaters. Cool cells are 80 ft each side updated in 2006. New pads 2016. Ventilation fans are 20-50 inch ventilation fans each house. Generator is 120KW with auto switch updated in 2006. There is also incinerator onsite that was installed in 2022 that is 600 lb and cost was \$11,500.

Summary of recent upgrades to equipment are: PH 3, 4 & 5 upgraded to solid wall in 2006. 10-50 inch fans updated in 2006. Cool cells pads increased to 80 ft each side all houses. Cool cell pads replaced 2012. Incinerator new 2022.

Item	Installed	Age	Effective Age	Remaining Economic Life
Poultry Equipment 1-5	15/92/06/12	30-7	5	10
Generator 1	2015	7	5	15
Generator 2	2006	16	10	10
Incinerator	2022	New	New	15