

Property Details:

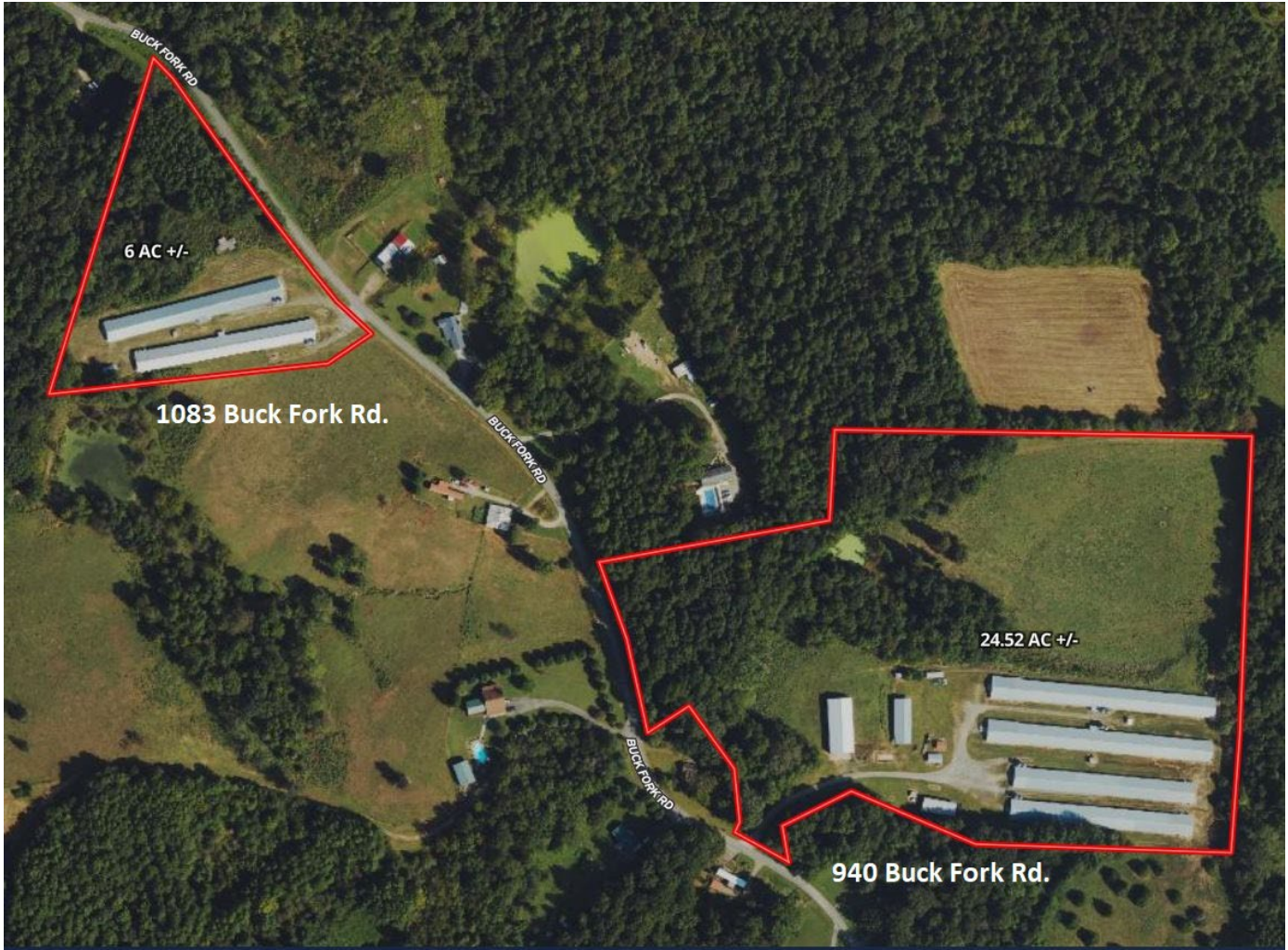
- 30.52 Total Acres
- 6 Poultry Houses and Support Buildings

Location 1: 1083 Buck Fork Road, Dobson, NC

- Two poultry houses on a 6-acre +/- tract
- Broiler House # 1 – 42' x 400' built in 2010
- Broiler House # 2 – 42' x 400' built in 1998
- Incinerator, Well, and Generator
- Climate controlled, Automatic Waterers and Feeders
- Water and Feed provided by Wayne Sanderson Farms
- 4 – 5 flocks annually provided by Wayne Sanderson Farms (\$20,000 / flock, recent raise not included)

Location 2: 940 Buck Fork Road, Dobson, NC

- Four broiler houses on a 24.52-acre tract
- Broiler House # 1 – 42' x 400' built in 1997
- Broiler House # 2 – 42' x 400' built in 1997
- Broiler House # 1 – 42' x 500' built in 2001
- Broiler House # 2 – 42' x 500' built in 2001
- Hay Shed (72'x32'), Hay Shed (100'x38'), Litter Shed (120' x 54')
- Two wells (35 gpm & 70+ gpm), generator, and incinerator for efficient operations
- Climate controlled, Automatic Waterers and Feeders
- Water and Feed provided by Wayne Sanderson Farms
- Approximately 15 acres, half open/ wooded undeveloped. Room for expansion
- 4 – 5 flocks annually provided by Wayne Sanderson Farms (\$40,000 / flock recent raise not included)



Aerial Map Overview

+/- 30.52 total acres

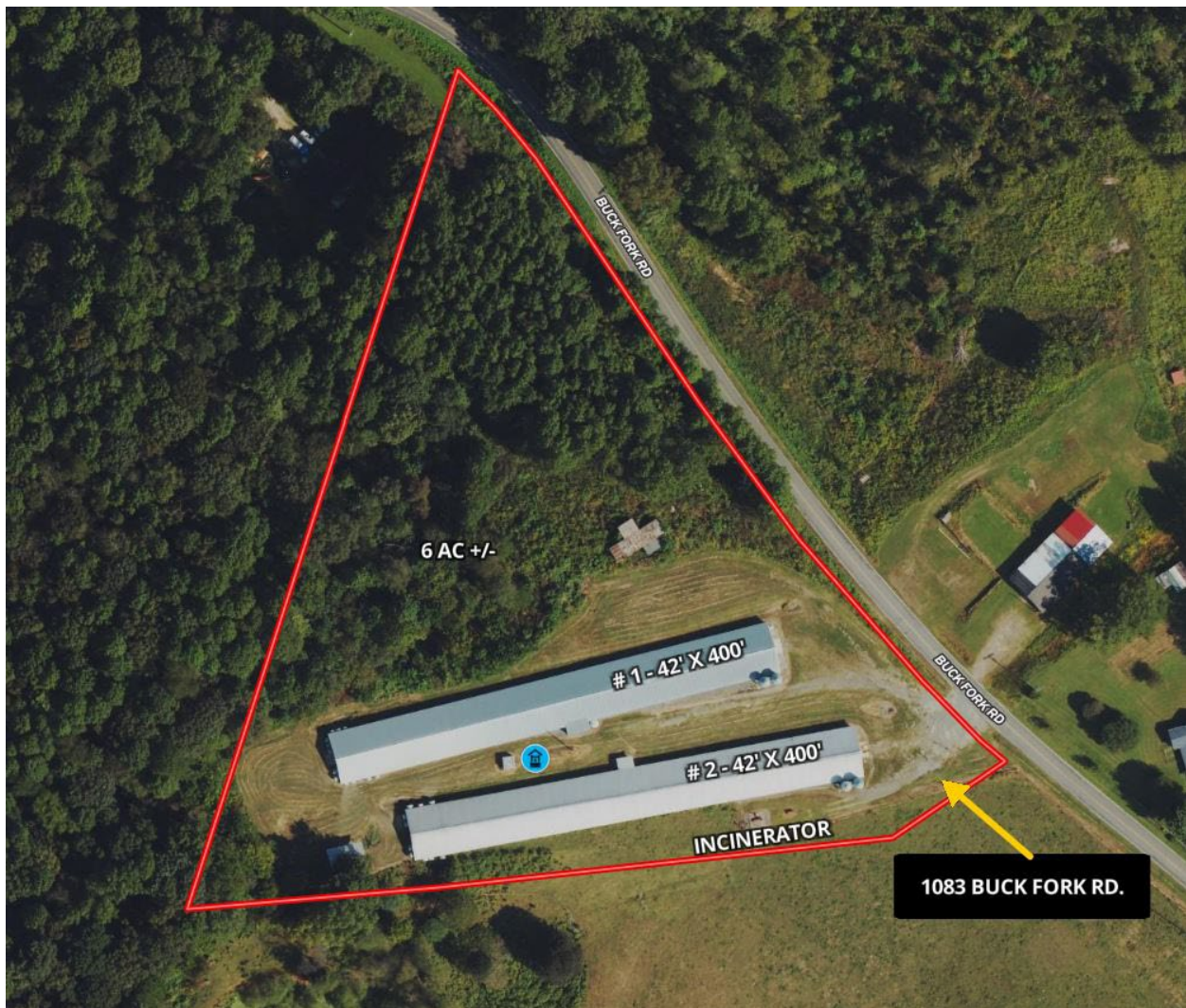
Location 1: 1083 Buck Fork Rd., Dobson, NC 27017

+/- 24.52 acres

Location 2: 940 Buck Fork Rd., Dobson, NC 27017

+/- 6 acres

Location 1: 1083 Buck Fork Road, Dobson, NC 27017



- +/- 6 acres
- 2 Poultry Houses
- 1 Well and an Incinerator

Location 2: 940 Buck Fork Road, Dobson, NC 27017



- +/- 24.52 acres
- 4 Poultry Houses and Sheds
- 2 Wells and an Incinerator



July 25, 2023

Dear Buck Fork Poultry,

Below you will find our recommendations for updating all houses to top specifications. Fan and cool cell configurations are based on 800 fpm windspeed. Our minimum requirement on top specs are 750 fpm.

- **House Sizes:**
- **A concrete pad will need to be constructed 5' x 42' in front of the houses flush with front doors and front wall of houses.**
- **Block walls will need to be repaired in houses 1-2 with curbing attached to footer.**
- **Brood curtains replaced if any have holes in them.**
 - House 1: 42 x 400
 - House 2: 42 x 400
 - House 3: 42 x 500
 - House 4: 42 x 500

Equipment Specifications (details about each item to be updated):

- **Lights:**
 - **For all houses, light intensity in brood chamber needs to be a minimum of 3.5 foot candles when measured between bulbs at floor level.**
 - 3.5 foot candles can be achieved by using LED bulbs or large fluorescent bulbs.
 - With the tube heater, the center lights would need to be staggered from side to side off center of the middle of the trusses. Another option would be to put all lights over feed lines on 10' centers.
 - Lights need to be wired over the control pans so they do not cut off or dim.
 - Grow out lights should be on 20' centers or less.
- **Electrical:**
 - Minimum of 200-amp service per house is required. Use agriculture panel.
 - **No tunnel fans can be tied together on same breakers.**
- **Feeders:**
 - **New feeders will be required in 1-2(current feeders are non flood)**
 - **Houses 3-4 will need new feed tubes where they are corroded.**

- Drinkers:
 - Current drinkers are sufficient.
 - Stand pipes will need to be replaced or thoroughly cleaned to make the water pressure easily visible.
 - Drinkers should be cleaned with approved line cleaner before the first flock (available through our office.)
- Water:
 - **All lines from well coming into houses need to a minimum of 2" PVC or larger, this will need to be upgraded for all houses.** We recommend that each line into house should T off from 2" to ¾".
 - **Minimum of 20 GPM water supply per house per 500' and others calculated accordingly.**
 - **The Weeden Sprinkler system will need to be installed, no foggers are permitted or wind speed figured at 1000 ft/min.**
 - One stenicator for each house.
 - One medicator hook-up for drinker lines.
 - Use ball valves instead of gate valves.
 - One water meter and one water filter on main line entering houses.
- Fans:
 - $(\text{Side wall height} + \text{Peak Ceiling height})/2 \times \text{Building width} \times 800 \text{ fpm} = \text{total cfm requirement.}$
 - Any combination of fans would be adequate with our approval, but houses must pull a minimum of 750fpm.
 - Fans will need to be rated at .15 static pressure.
 - All houses will need additional fans to pull the minimum required wind speed.
 - **House #1-2-Will need to add 66,000 cfm to achieve 800ft/min.**
 - **House #3-4- Will need to add 42,000 cfm to achieve 800 ft/min.**
 - Any combination of fans would be adequate with our approval, but houses must pull a minimum of 750fpm.
 - Another option is a variable speed fan in non-brood end wall in place of 36" exhaust fan.
 - Another option would be to replace all fans with cone discharge tunnel fans that would meet our minimum 750 fpm wind speed.
 - All fans lower than 7' in height must be covered by 2" x 4" or smaller wire or use fan shutters.
- Vents:
 - The amount of vent opening is based on the total size of the house calculated on the following formula: $(\text{House Sq. Footage} \times 5)/800 = \text{Total Sq. Ft. Vent Space}$
 - **House #1-2: Will need to add 30 sq ft of vent space, evenly staggered through houses.**
 - **House #3-4: Current vent space is sufficient.**

- Sidewalls:
 - Houses must pull a minimum static pressure of 0.15 for Type AA standards.
 - **All houses will need to be solid sidewalled with tin on outside and OSB inside.**
- Tunnel Opening:
 - Tunnel opening will need to be the same size as cool cell pad.
 - **Tunnel doors will need to be installed in houses 3-4.**

Cool Pads:

- Cool pad dimensions are calculated based on the following formula:
 - $(\text{Total cfm of fans}) / 350 \text{ cfm per sq. ft.} = \text{Total sq. footage of pad}$
 - $((\text{Total sq. footage of pad}) / 5) / 2 = \text{Sq. footage per side of 5' pad}$
 - **House #1-2: Current pad length = 4' x 108'. No additional pad needed.**
 - **House #3-4: Current pad length = 5' x 60'. An additional 30' on each side is needed.**
- 6" recirculating cool cell pads
 - The length of the cool cells is determined by the number of fans on the houses. The cool cell lengths will be determined by what size fans are used by using above formula.
 - Be advised that this is based strictly on the minimum fan requirements. If you decide to replace any of the existing fans, this number will change based on the CFM rating of the new fans. Please notify Wayne Farms management if you decide to change any of the existing fans so we can recalculate the cool pad opening and pad length.
The rough opening needs to be the same size as the cool cell pad.

- Heat:

- **Houses #1-2: Existing tube heaters will be acceptable as long as they are working properly, cleaned and serviced.**
- **Houses #3-4: Brooders will need to be replaced in brood end with 5 – 30' Tube heaters. No tubes can be tied to same sensors. Existing tube heaters will be acceptable as long as they are working properly, cleaned and serviced.**

- Stir fans:

- **Stir fans will need to be installed in houses 1-4.**
- **4 stir fans in brood chamber and 4 in non-brood chamber for #1-2.**
- **5 stir fans in brood chamber and 5 in non-brood chamber for #3-4.**
- **All stir fans should be wired into the controller.**

- Controller:

- **Existing controllers are acceptable.**

- Alarm system:

- Dial up system
- Monitoring temperature, power and water pressure to each house.
- An additional relay should be sent to the Automatic Start Generator, alarming you when the generator fires and transfers power over to the houses.
- Ceilings:
 - Open ceilings are in good shape.
 - Make sure all baffles are in good shape and proper height from floor level spaced evenly throughout the houses.
- Generator:
- Require 20 kw per house.
 - Existing generator for Houses 1 - 4: (105 KW) is acceptable. Generator must be serviced by a certified rep 2 times per year and documentation by the certified rep on file at the Growout Office.
- Miscellaneous:
 - Feed lids:
 - If paper lids are used, a minimum of 14 per 1,000 chicks placed. If using plastic, we require a minimum of 12 per 1,000 chicks placed.
 - Approved migration fences are required every 100'. **Minimum height of 16"** and used year round. **Replace wire fences/black pipe with black perforated plastic.**
 - All houses need to be free of debris inside/outside and remove tall grass or weeds due to rodent prevention and our Salmonella Program.
 - All loading areas and driveways need to have adequate gravel for all types of weather conditions.
 - A half house partition made of wood or curtain material that will not allow chicks to get into the non-brood end.
 - Wayne Farms will allow placement on old litter if minimum 21 day out time is met.

Options:

- As many other integrators have increased their bird weights over time, we have followed the same progression. The number of fans, cool cell length, etc. are what we feel will cover us for some time to come. While you are in the process of making these updates, if you wish to add additional fans and cool cells it will only help you in performance by managing for the extreme conditions (*please take note that when fans are added, cool cells must be lengthened to accommodate the increased air flow.)
- According to our policies, any producer who makes a transition to Wayne Sanderson Farms must meet our latest new house specifications which are Type AA & A+.

I understand what is required to upgrade these houses to top house specifications(Type AA & A+).

Please feel free to contact us at any time with questions.

Nathan Pardue
Broiler Manager
336-999-4507



July 25, 2023

Dear Robert Myers Poultry,

Below you will find our recommendations for updating all houses to top specifications. Fan and cool cell configurations are based on 800 fpm windspeed. Our minimum requirement on top specs are 750 fpm.

- **House Sizes:**
- **A concrete pad will need to be constructed 5' x 42' in front of the house #2 flush with front doors and front wall of houses.**
- **Block walls will need to be repaired in house #2 with curbing attached to footer.**
- **Brood curtains replaced if any have holes in them.**
 - House 1: 42 x 400
 - House 2: 42 x 400

Equipment Specifications (details about each item to be updated):

- **Lights:**
 - **For all houses, light intensity in brood chamber needs to be a minimum of 3.5 foot candles when measured between bulbs at floor level.**
 - 3.5 foot candles can be achieved by using LED bulbs or large fluorescent bulbs.
 - With the tube heater, the center lights would need to be staggered from side to side off center of the middle of the trusses. Another option would be to put all lights over feed lines on 10' centers.
 - Lights need to be wired over the control pans so they do not cut off or dim.
 - Grow out lights should be on 20' centers or less.
- **Electrical:**
 - Minimum of 200-amp service per house is required. Use agriculture panel.
 - **No tunnel fans can be tied together on same breakers.**
- **Feeders:**
 - **New feeders will be required in #2(current feeders are non flood)**
 - **No Valco Feeders allowed.**

- Drinkers:
 - Current drinkers are sufficient.
 - Stand pipes will need to be replaced or thoroughly cleaned to make the water pressure easily visible.
 - Drinkers should be cleaned with approved line cleaner before the first flock (available through our office.)
- Water:
 - **All lines from well coming into houses need to a minimum of 2" PVC or larger, this will need to be upgraded for all houses.** We recommend that each line into house should T off from 2" to ¾".
 - **Minimum of 20 GPM water supply per house per 500' and others calculated accordingly.**
 - **The Weeden Sprinkler system will need to be installed, no foggers are permitted or wind speed figured at 1000 ft/min.**
 - One stenicator for each house.
 - One medicator hook-up for drinker lines.
 - Use ball valves instead of gate valves.
 - One water meter and one water filter on main line entering houses.
- Fans:
 - $(\text{Side wall height} + \text{Peak Ceiling height})/2 \times \text{Building width} \times 800 \text{ fpm} = \text{total cfm requirement.}$
 - Any combination of fans would be adequate with our approval, but houses must pull a minimum of 750fpm.
 - Fans will need to be rated at .15 static pressure.
 - All houses will need additional fans to pull the minimum required wind speed.
 - **House #1-Will need to add 66,000 cfm to achieve 800ft/min.**
 - **House #2-Will need to add 69,000 cfm to achieve 800 ft/min.**
 - Any combination of fans would be adequate with our approval, but houses must pull a minimum of 750fpm.
 - Another option is a variable speed fan in non-brood end wall in place of 36" exhaust fan.
 - Another option would be to replace all fans with cone discharge tunnel fans that would meet our minimum 750 fpm wind speed.
 - All fans lower than 7' in height must be covered by 2" x 4" or smaller wire or use fan shutters.
- Vents:
 - The amount of vent opening is based on the total size of the house calculated on the following formula: $(\text{House Sq. Footage} \times 5)/800 = \text{Total Sq. Ft. Vent Space}$
 - **House #1: Current vent space is sufficient.**
 - **House #2: Will need to add 17 sq ft of vent space, evenly staggered through houses.**

- Sidewalls:
 - Houses must pull a minimum static pressure of 0.15 for Type AA standards.
 - **All houses will need to be solid sidewalled with tin on outside and OSB inside.**
- Tunnel Opening:
 - Tunnel opening will need to be the same size as cool cell pad.
 - **Tunnel doors will need to be installed in house #2.**
- Cool Pads:
 - Cool pad dimensions are calculated based on the following formula:
 - $(\text{Total cfm of fans})/350 \text{ cfm per sq. ft.} = \text{Total sq. footage of pad}$
 - $((\text{Total sq. footage of pad})/5)/2 = \text{Sq. footage per side of 5' pad}$
 - **House #1: Current pad length = 5' x 85'. No additional pad needed.**
 - **House #2: Current pad length = 4' x 65'. An additional 45' on each side is needed.**
 - 6" recirculating cool cell pads
 - The length of the cool cells is determined by the number of fans on the houses. The cool cell lengths will be determined by what size fans are used by using above formula.
 - Be advised that this is based strictly on the minimum fan requirements. If you decide to replace any of the existing fans, this number will change based on the CFM rating of the new fans. Please notify Wayne Farms management if you decide to change any of the existing fans so we can recalculate the cool pad opening and pad length.
The rough opening needs to be the same size as the cool cell pad.
- Heat:
 - **Houses #1-2: Existing tube heaters will be acceptable as long as they are working properly, cleaned and serviced.**
- Stir fans:
 - **Stir fans will need to be installed in houses 1-2.**
 - **4 stir fans in brood chamber and 4 in non-brood chamber for #1-2.**
 - **All stir fans should be wired into the controller.**
- Controller:
 - **Existing controllers are acceptable.**
- Alarm system:
 - Dial up system
 - Monitoring temperature, power and water pressure to each house.
 - An additional relay should be sent to the Automatic Start Generator, alarming you when the generator fires and transfers power over to the houses.
- Ceilings:
 - Open ceilings are in good shape.

- Make sure all baffles are in good shape and proper height from floor level spaced evenly throughout the houses.
- Generator:
 - Require 20 kw per house.
 - Existing generator for Houses 1 - 2: (60 KW) is acceptable. Generator must be serviced by a certified rep 2 times per year and documentation by the certified rep on file at the Growout Office.
- Miscellaneous:
 - Feed lids:
 - If paper lids are used, a minimum of 14 per 1,000 chicks placed. If using plastic, we require a minimum of 12 per 1,000 chicks placed.
 - Approved migration fences are required every 100'. **Minimum height of 16"** and used year round. **Replace wire fences/black pipe with black perforated plastic.**
 - All houses need to be free of debris inside/outside and remove tall grass or weeds due to rodent prevention and our Salmonella Program.
 - All loading areas and driveways need to have adequate gravel for all types of weather conditions.
 - A half house partition made of wood or curtain material that will not allow chicks to get into the non-brood end.
 - Wayne Farms will allow placement on old litter if minimum 21 day out time is met.

Options:

- As many other integrators have increased their bird weights over time, we have followed the same progression. The number of fans, cool cell length, etc. are what we feel will cover us for some time to come. While you are in the process of making these updates, if you wish to add additional fans and cool cells it will only help you in performance by managing for the extreme conditions (*please take note that when fans are added, cool cells must be lengthened to accommodate the increased air flow.)
- According to our policies, any producer who makes a transition to Wayne Sanderson Farms must meet our latest new house specifications which are Type AA & A+.

I understand what is required to upgrade these houses to top house specifications(Type AA & A+).

Please feel free to contact us at any time with questions.

Nathan Pardue
 Broiler Manager
 336-999-4507



CONSTRUCTION, LLC

FULLY INSURED

188 Santa Cruz Lane - Elkin, NC 28621
(336) 429-3978

Proposal / Contract of Sale

PROPOSAL SUBMITTED TO <i>Robert Myers</i>		PHONE <i>336-401-1337</i>	DATE <i>8-15-23</i>
STREET		JOB NAME	
CITY, STATE AND ZIP CODE		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

*Plumbin 6 Chicken Houses
2' Pipe from well to The center
of House
Material Labor \$13,700
Buck Fork Farm - ~~1500~~
Robert Myers Farm -*

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

_____ dollars (\$ _____)

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____



Renovation Estimate

Harley's Custom Renovations | 160 Cattail Lake Trl, Dobson, NC 27017

P (336)469-0607

CUSTOMER

Robert Myers

ESTIMATE NO

820231

DATE

8/22/2023

ADDRESS

Buckfork Rd

CITY/STATE/ZIP

Dobson, NC 27017

PHONE

E-MAIL

PROJECT

Chicken House

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
5	OSB 1 Side per house	\$1,700.00	\$8,500.00
5	Cement front of houses 5 times width of houses	\$1,400.00	\$7,000.00
5	Repair Cement Walls	\$1,040.00	\$5,200.00
SUBTOTAL			\$20,700.00
TAX RATE			0.00%
SALES TAX			\$0.00
OTHER			
TOTAL			\$20,700.00

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

Prices Subject To Change +/- according to material price

SIGN BELOW TO ACCEPT QUOTE:

AUTHORIZED REP

DATE

BOTH

Lambert Electrical Contracting, LLC
157 Lambert Farm Trail
Mt Airy, NC 27030

Phone: 336-401-3492



Robert Myers
975 Buck Fork Road
Dobson, NC 27017

ESTIMATE

Estimate # 0000114

Estimate Date 08/21/2023

Item	Description	Unit Price	Quantity	Amount
Service	Labor and materials to complete 6 chicken house remodel including, approximately 8000ft of 12-2 UF cable, this will be used to add new tunnel fan and stir fan circuits as well as add cool cell pump power, this includes electrical devices, cable to make cords for the added tunnel fans, male cord ends, receptacles and boxes where needed, 6-electrical sub panels to add one per house for added fan circuits etc., breakers for new circuits, this includes power to tube heaters in 4 houses and added stir fans, this is a total installation priced on what was specified to be replaced or added per house, total materials and labor.	42500.00	1.00	42,500.00
Subtotal				42,500.00
Total				42,500.00
Amount Paid				0.00
Estimate				\$42,500.00

NOTES: Thank you for the opportunity to serve you!

Anderson Poultry Equipment & Supply

PO Box 438
 Dobson NC 27017
 Phone:(336)386-4584

Estimate

Date	Estimate #
7/27/2023	1670

Name / Address
ROBERT MYERS 975 BUCK FORK RD. DOBSON, NC 27017

P.O. No.	Terms
R M POULTRY	Net 30

Qty	Description	Cost	Total
2	LINES OF BIG DUTCHMAN FLOOD CHAIN FEED SYSTEM WITH LABOR	7,500.00	15,000.00T
6	54" VALCO SW FAN WITH CONE Z-FAN	1,655.00	9,930.00T
6	54" Shutter Black PVC	200.00	1,200.00T
6	10 x 48 Vent Door	25.60	153.60T
90	6" Evap Cooling	37.50	3,375.00T
90	6"x12"x48" KUUL Pad w/Edge Coat 15/45	21.50	1,935.00T
220	Fiberglass Tunnel Doors 4'	34.00	7,480.00T
16	18" Stir Fan Double L Group	100.00	1,600.00T
30	9' 4" PLASTIC MIGRATION FENCE	42.00	1,260.00T
24	INSERT FOR DRINKERS	10.50	252.00T
12	INSERT FOR FEEDER	7.00	84.00T
6	WALL MOUNTED HOLDER SET OF 2	35.00	210.00T
2	43' Petition Curtain	130.00	260.00T
2	HOUSES OF WEEDEN COOLING SYSTEM WITH LABOR	4,125.00	8,250.00T
6	MATERIALS AND LUMBER FOR FANS	150.00	900.00T
1	MATERIALS AND LUMBER FOR COOL CELLS	400.00	400.00T
1	MATERIALS AND LUMBER FOR TUNNEL DOORS	800.00	800.00T
1	Labor FANS,VENTS,COOL CELL,TUNNEL DOORS	4,500.00	4,500.00T
	Sales Tax	0.00%	0.00
Total			\$57,589.60

Anderson Poultry Equipment & Supply

PO Box 438
 Dobson NC 27017
 Phone:(336)386-4584

Estimate

Date	Estimate #
7/27/2023	1673

Name / Address
ROBERT MYERS 975 BUCK FORK RD. DOBSON, NC 27017

P.O. No.	Terms
BF POULTRY	Net 30

Qty	Description	Cost	Total
4	LINES OF BIG DUTCHMAN FLOOD FEED SYSTEM WITH LABOR	7,500.00	30,000.00T
10	54" VALCO SW FAN WITH CONE Z-FAN	1,655.00	16,550.00T
10	54" Shutter Black PVC	200.00	2,000.00T
16	10 x 48 Vent Door	25.60	409.60T
4	3/4 HP, 1 PH, 115V Cool Cell Pump, 110 V	335.00	1,340.00T
120	6" Evap Cooling	37.50	4,500.00T
120	6"x12"x48" KUUL Pad w/Edge Coat 15/45	21.50	2,580.00T
360	TUNNEL DOOR 5'	37.00	13,320.00T
36	18" Stir Fan Double L Group	100.00	3,600.00T
70	9' 4" PLASTIC MIGRATION FENCE	42.00	2,940.00T
56	INSERT FOR DRINKERS	10.50	588.00T
28	INSERT FOR FEEDER	7.00	196.00T
14	WALL MOUNTED HOLDER SET OF 2	35.00	490.00T
4	43' Petition Curtain	130.00	520.00T
4	HOUSES OF WEEDEN COOLING SYSTEM WITH LABOR	4,300.00	17,200.00T
10	MATERIALS AND LUMBER FOR FANS	150.00	1,500.00T
2	MATERIALS AND LUMBER FOR COOL CELLS	400.00	800.00T
2	MATERIALS AND LUMBER FOR TUNNEL DOORS	800.00	1,600.00T
1	Labor FANS, VENTS, COOL CELL, TUNNEL DOORS	10,000.00	10,000.00T
192	10' x 4H LS Broiler Tubes, Feed Tube	25.00	4,800.00T
192	Feed Tube Clamp	1.00	192.00T
400	First Start Feeder Drop - Red Chickmate	3.50	1,400.00T
2	Labor FOR INSTALLING NEW FEED TUBES	800.00	1,600.00T
10	VST Tube Heater, 30' 100K BTU NG	1,100.00	11,000.00T
10	Vent Kit	45.00	450.00T
10	Plumbing Kit	50.00	500.00T
10	Labor FOR TUBE HEATERS	150.00	1,500.00T
	Sales Tax	0.00%	0.00
Total			\$131,575.60

MYERS ROBERT W

1083 BUCK FORK RD
65046990

PLAT: / UNIQ ID 243361
ID NO:

Parcel ID: 5902-00-19-0287-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2024
Appraised By 45 on 01/08/2020 00100 SOUTH SURRY

COUNTY WIDE (100), FIRE - SOUTH (100)

CARD NO. 1 of 1
26.4300 AC
TW-10 CI- FR-

SRC=
AT- LAST ACTION 20200107

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION		CORRELATION OF VALUE	
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	NORM	CREDENCE TO	MARKET
0	97	00										
BUILDING ADJUSTMENTS												
TOTAL ADJUSTMENT FACTOR	USE CODE 97											
TOTAL QUALITY INDEX	STYLE:											

Location 1: 1083 Buck Fork Rd., Dobson, NC 27017
+/- 6 acres of land is being sold. Property owner will be keeping the remaining amount.

DEPR. BUILDING VALUE - CARD	0
DEPR. OB/XF VALUE - CARD	122,580
MARKET LAND VALUE - CARD	103,420
TOTAL MARKET VALUE - CARD	226,000
TOTAL APPRAISED VALUE - CARD	226,000
TOTAL APPRAISED VALUE - PARCEL	226,000
TOTAL PRESENT USE VALUE - LAND	22,020
TOTAL VALUE DEFERRED - PARCEL	81,400
TOTAL TAXABLE VALUE - PARCEL \$	144,600

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	OBXF VALUE	CODE	DATE	NO.
0	116,070			
LAND VALUE	84,180			
PRESENT USE VALUE	21,470			
DEFERRED VALUE	62,710	ROUT: WTRSHD:		
TOTAL VALUE	200,250			

SALES DATA							
OFF. RECORD	DATE	DEED TYPE	Q/U	V/I	INDICATE	SALES PRICE	
BOOK	PAGE	MO	YR				
00362	0493	4	1981	WD*	Q	I	76,000
00554	1507	6	1994	WD*	X	I	150,000
00553	0857	5	1994	WD*	X	I	10,000

HEATED AREA	
NOTES	
2 MH ON PROPOERY	
PLTRY HSES - WAYNE FARMS	

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	PCT	RPL CS																
SUBAREA TOTALS				0	29	POULTRY HS		400	42	16,800	4.50	100.00	-	1998	2006	S3		55	41580
					01	STORAGE		0	0	800	6.00	100.00	-	1967	1972	S2		2	96
					15	MH SPACE		0	0	2	2,500.00	100.00	-	1900	1900	S0		100	5000
						PORCH		0	0	1	300.00	100.00	-	1900	1900	S0		100	300
					29	POULTRY HS		400	42	16,800	4.50	100.00	-	2010	2017	S3		100	75600
TOTAL OB / XF VALUE																			122576

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
POULTRY FARM	0129	RA	1535	0	1.0300	4	0.8800	+08 +00 +00 -20 +00	RP	4,300.00	26.430	AC	0.910	3,913.00	103421	0	
TOTAL MARKET LAND DATA																	
PIEDMONT HOMESITE	5000		0	0	1.0000	5	1.0000			12,000.00	1.000	AC	1.000	12,000.00	12000	0	
PIEDMONT AGRICULTURE CLASS III	5003		0	0	1.0000	5	1.0000			420.00	21.430	AC	1.000	420.00	9001	0	
PMONT FRST CL II	5202		0	0	1.0000	5	1.0000			255.00	4.000	AC	1.000	255.00	1020	0	
TOTAL PRESENT USE DATA																	
											26.43				22,021		

5902-00-19-0287- (4255727) Group:0

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MYERS ROBERT WAYNE MYERS CRYSTAL

940 BUCK FORK RD
100086363

PLAT: / UNIQ ID 243374
ID NO:

Parcel ID: 5902-00-28-5775-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2024
Appraised By 45 on 01/08/2020 00100 SOUTH SURRY

COUNTY WIDE (100), FIRE - SOUTH (100)

CARD NO. 1 of 1
20.2600 AC
TW-10 CI- FR-

SRC=
AT- LAST ACTION 20200107

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION	
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM
0	97	00								% GOOD
BUILDING ADJUSTMENTS										
TOTAL ADJUSTMENT FACTOR	USE CODE 97									
TOTAL QUALITY INDEX	STYLE:									

CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	0
DEPR. OB/XF VALUE - CARD	139,510
MARKET LAND VALUE - CARD	78,410
TOTAL MARKET VALUE - CARD	217,920

Part of Location 2: 940 Buck Fork Rd., Dobson, NC 27017
+/- 20.26 acres

TOTAL APPRAISED VALUE - CARD	217,920
TOTAL APPRAISED VALUE - PARCEL	217,920

TOTAL PRESENT USE VALUE - LAND	7,350
TOTAL VALUE DEFERRED - PARCEL	71,060
TOTAL TAXABLE VALUE - PARCEL \$	146,860

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	OBXF VALUE	CODE	DATE	NO.
0	132,160			
63,820	63,820			
7,240	7,240			
56,580	56,580			
195,980	195,980			

SALES DATA						
OFF. RECORD	BOOK	PAGE	DATE MO	DATE YR	DEED TYPE	INDICATE
	00645	0656	5	1997	WD*	Q V 25,000
	00669	0421	5	1997	WD*	Q V 25,000
	01442	0180	4	2013	OD	E V 0
	99999	9999	4	2010	NC*	E V 0
	00606	0665	9	1995	WD*	X V 0

HEATED AREA	
NOTES	
PLTRY HSES - WAYNE FARMS	

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	PCT	RPL CS																
SUBAREA				29	POULTRY HS		500	42	21,000	4.50	100.00	-		2001	2011	S3		70	66150
TOTALS				29	POULTRY HS		500	42	21,000	4.50	100.00	-		2001	2011	S3		70	66150
					STORAGE		0	0	2	600.00	100.00	-		2001	2001	S0		100	1200
				24	SHED		96	34	3,264	2.75	100.00	-		2002	2010	S3		67	6014
TOTAL OB/XF VALUE																			139514

BLDG DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
POULTRY FARM	0129	RA	333	0	1.0500	4	0.8600	-04 +00 +00 -10 +00	RP	4,300.00	20.260	AC	0.900	3,870.00	78406	0	

TOTAL MARKET LAND DATA

											20.26			78406			
PIEDMONT AGRICULTURE CLASS III	5003		0	0	1.0000	5	1.0000			420.00	13.260	AC	1.000	420.00	5569	0	
PMONT FRST CL II	5202		0	0	1.0000	5	1.0000			255.00	7.000	AC	1.000	255.00	1785	0	

TOTAL PRESENT USE DATA

											20.26			7,354		
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5902-00-28-5775- (4254998) Group:0

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MYERS ROBERT W MYERS CRYSTAL G

940 BUCK FORK RD
65047223

PLAT: / UNIQ ID 243375
ID NO:

Parcel ID: 5902-00-28-7404-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2024
Appraised By 45 on 01/08/2020 00100 SOUTH SURRY

COUNTY WIDE (100), FIRE - SOUTH (100)

CARD NO. 1 of 1
4.2600 AC
TW-10 CI- FR-

SRC=
AT- LAST ACTION 20200107

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION		CORRELATION OF VALUE	
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	NORM	CRECENCE TO	MARKET
0	97	00										
BUILDING ADJUSTMENTS												
TOTAL ADJUSTMENT FACTOR	USE CODE 97											
TOTAL QUALITY INDEX	STYLE:											

Part of Location 2: 940 Buck Fork Rd., Dobson, NC 27017
+/- 4.26 acres

DEPR. BUILDING VALUE - CARD	0
DEPR. OB/XF VALUE - CARD	87,410
MARKET LAND VALUE - CARD	16,400
TOTAL MARKET VALUE - CARD	103,810
TOTAL APPRAISED VALUE - CARD	103,810
TOTAL APPRAISED VALUE - PARCEL	103,810
TOTAL PRESENT USE VALUE - LAND	2,750
TOTAL VALUE DEFERRED - PARCEL	13,650
TOTAL TAXABLE VALUE - PARCEL \$	90,160

PRIOR APPRAISAL		PERMIT	
BUILDING VALUE	OBXF VALUE	CODE	DATE
0	82,770		
16,400	2,510		
13,890	99,170		
ROUT: WTRSHD:			

SALES DATA						
OFF. RECORD	DATE	DEED	INDICATE			
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I
00657	0776	8	1997	WD*	X	V
SALES PRICE 0						

HEATED AREA

NOTES

PLTRY HSES - WAYNE FARMS

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	PCT	RPL CS																
SUBAREA				29	POULTRY HS		400	40	16,000	4.50	100.00	-		1997	2007	S3		58	41760
TOTALS				29	POULTRY HS		400	40	16,000	4.50	100.00	-		1997	2007	S3		58	41760
				01	STORAGE		0	0	1	250.00	100.00	-		1997	2008	S2		74	185
				24	SHED		74	25	1,924	2.75	100.00	-		2006	2011	S3		70	3704
				TOTAL OB/XF VALUE 87409															

BLDG DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
POULTRY FARM	0129	RA	0	0	1.0000	0	0.3500		RP	11,000.00	4.260	AC	0.350	3,850.00	16401	0	
TOTAL MARKET LAND DATA											4.26			16401			
PIEDMONT AGRICULTURE CLASS II	5002		0	0	1.0000	5	1.0000			645.00	4.260	AC	1.000	645.00	2748	0	
TOTAL PRESENT USE DATA											4.26			2,748			

5902-00-28-7404- (4255726) Group:0

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