

Watts Poultry Farm 167 Buck Hollow Trail Ararat NC:

House 1	40x400 Steel & Wood Truss	16,000	Updated 2017	Built 1990	1000 Gallon propane tank	No upgrades required per seller
House 2	40x400 Steel & Wood Truss	16,000	Updated 2017	Built 1990	1000 Gallon propane tank	No upgrades required per seller
House 3	40x400 Steel & Wood Truss	16,000	Updated 2017	Built 1991	1000 Gallon propane tank	No upgrades required per seller
House 4	42x400 Steel & Wood Truss	16,800	Updated 2017	Built 1994	1000 Gallon propane tank	No upgrades required per seller
House 5	42x400 Steel & Wood Truss	16,800	Updated 2017	Built 1994	1000 Gallon propane tank	No upgrades required per seller
House 6	42x400 Steel & Wood Truss	16,800	Updated 2017	Built 1994	1000 Gallon propane tank	No upgrades required per seller

Controller: All houses Chortronics #1 Model 32 Installed 2001 and updated 2017

Generator: 175 kw John Deer approx.. installed ~4years ago. Backs up all 6 houses plus residence.

Biovator: installed 2024. Has separate electric meter Avg bill \$60/month

Litter shed #1: 175 x 50 dry stack litter shed installed 2024 (must remain in use for 10years)

Litter Shed#2:

Outbuilding: Storage shed 12 x 24

Electric service: 3 meters (1-Bioevaporator \$\$60/month,2- Home & Poultry \$ 500 to 2500 (summer , 3- acre front pasture fence \$30/month)

Contract: Current Tyson contract with birds on the farm. Current flock placed 8/15

Lighting: Led lighting

Drinkers: Zigity with all gold nipple (house 1-3 9years old, 4-6 15 years old)

Feeders: Big Dutch (1-4 9 years old; 5 & 6 are 2 years old)

Brooders: 13 front brooders and 8 back brooders per house

Wells: Newer 100+/- gmp artesian well with 2" pipe w/ 5hp pump, secondary well 55+/-gpm and 5 100 gallon holding tanks in Generator room.

Diesel Tanks: 2 -250 Gallon tanks above ground.

Current Flock supervisor: Ryan Owens

Michael Todd-Breeder Manager for contract information and verification of upgrades

Major Updates: 2009 Solid side walls , Cool-cell extension

Tyson credits approximately \$2500/flock for propane. Total cost \$25-40k/year depending on weather and time of flock placement.

3 Year income avg (22,23,24)=\$232,189

2205 YTD income= \$191,336 (Flocks sold Jan, March, May, Aug) includes 9% raise received early 2025 which was a rough equivalent of \$1000/house/flock

Current insurance provider: Pam Morgan Leavitt Elite/nationwide Pilot Mtn.

Personal Residence: 500 Gallon underground propane tank with Heat, stove, Dryer, and Hot water propane operation. Only Washer, Refrigerator are electric. 3bed/2 bath with full basement.

Equipment included at no charge: Cruster (housekeeper +/- 18yrs ) & '23 pulverizer