

**Organic Egg Farm
4507 Brandt Road
TRAVIS COUNTY, TEXAS**

Business: Organic Egg Operation

- Currently Running 3,700 Grass and Organic Produce Fed Hens
- Current Yield of 1,200-1,500 Dozen Eggs Per Week
- Selling to Whole Foods and Restaurants/Groceries in Austin Area
- Operation Can Be Expanded to a Potential Gross of \$40,000-\$50,000 per Month
- Graded and Sized Eggs, Licensed to Sell in 22 States
- Close Proximity to Market
- Guaranteed Distribution
- City of Austin Vendor's License

Land Size: 27.11 +/- Acres

Location: Located in Travis County, within the City of Austin ETJ. This unrestricted land is about 9 minutes to downtown Austin. Located on Brandt Road, this land is only seconds from Slaughter Lane and about a minute to I-35 via Slaughter.

Land Description: Certified USDA Organic Land cleared of most cedar and brush, allowing strong native grasses to flourish and creating pasture areas for grazing hens. Along with mature oaks on the property, several species of trees grow along the over 2,300 ft. of unusually deep, spring-fed Onion Creek. This creek runs year-round and features several deep pools – perfect for swimming and fishing. 90% of the property is in the flood plain but there is about a ½ acre building site accessed via a separate, private road. Raw Land Value = \$500,000

Improvements: Fully irrigated for watering pullets. Portions of the property not along Onion Creek are fenced. Road frontage on Brandt Rd. is fully fenced and gated. Utilities include city water and electricity located at two RV pads on the property. City wastewater is accessible. There is a run-through type barn on the northern end of the property.

Taxes: Agriculturally Exempt. Annual land taxes of \$54.12 per year.

Equipment: Over \$215,000 in FF&E included in price. See Attachment for Details

Comments: Please note that the name “Vital Farms” attached to the current operation is not for sale as they intend to stay in the organic egg distribution business. This is good news for the buyer as Vital Farms will be able to act as his/her selling agent for their egg production, thus securing the highest price for their eggs by working under an established name.

While 90% of the property is in the flood plain, the quality of the land and water is extraordinary – especially for a property so close to downtown Austin. Alternative uses for the land could include an organic farm, plant nursery, horse operation, pecan orchard, RV park – many possibilities!



Price: \$799,000.00

Agent: Dave Murray
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Pictures of 4507 Brandt



**Onion Creek Flowing
Through Property**



Pasture Area Facing South



**Onion Creek From
Bluff Springs Road**



Pool at Middle of Property

Pictures of 4507 Brandt



Woods at North End of Property



Pool at North End of Property

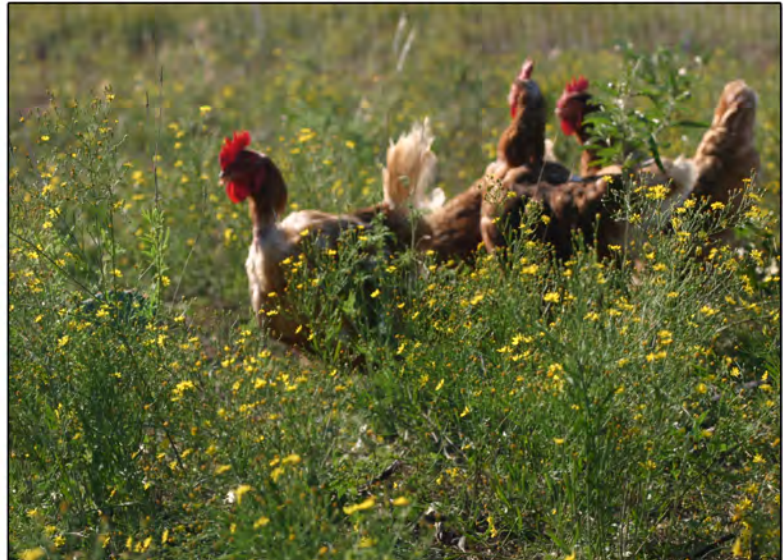
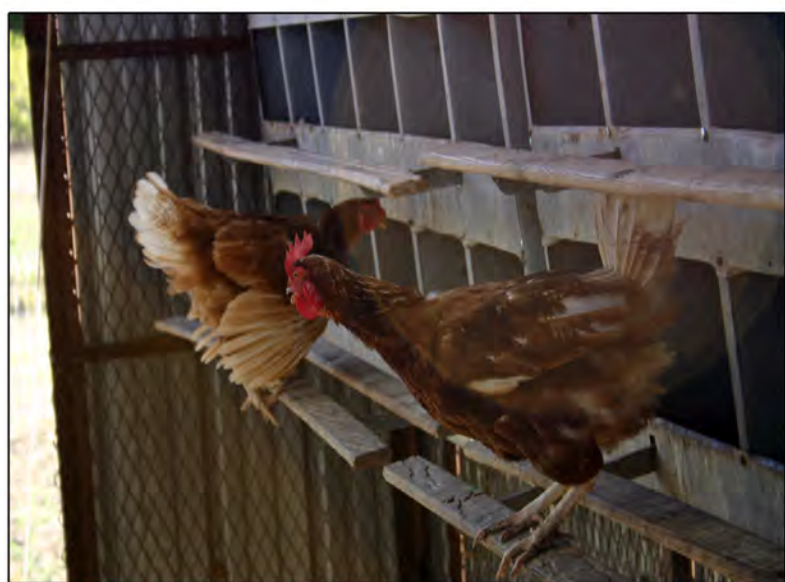


**Northwest from
Building Site**



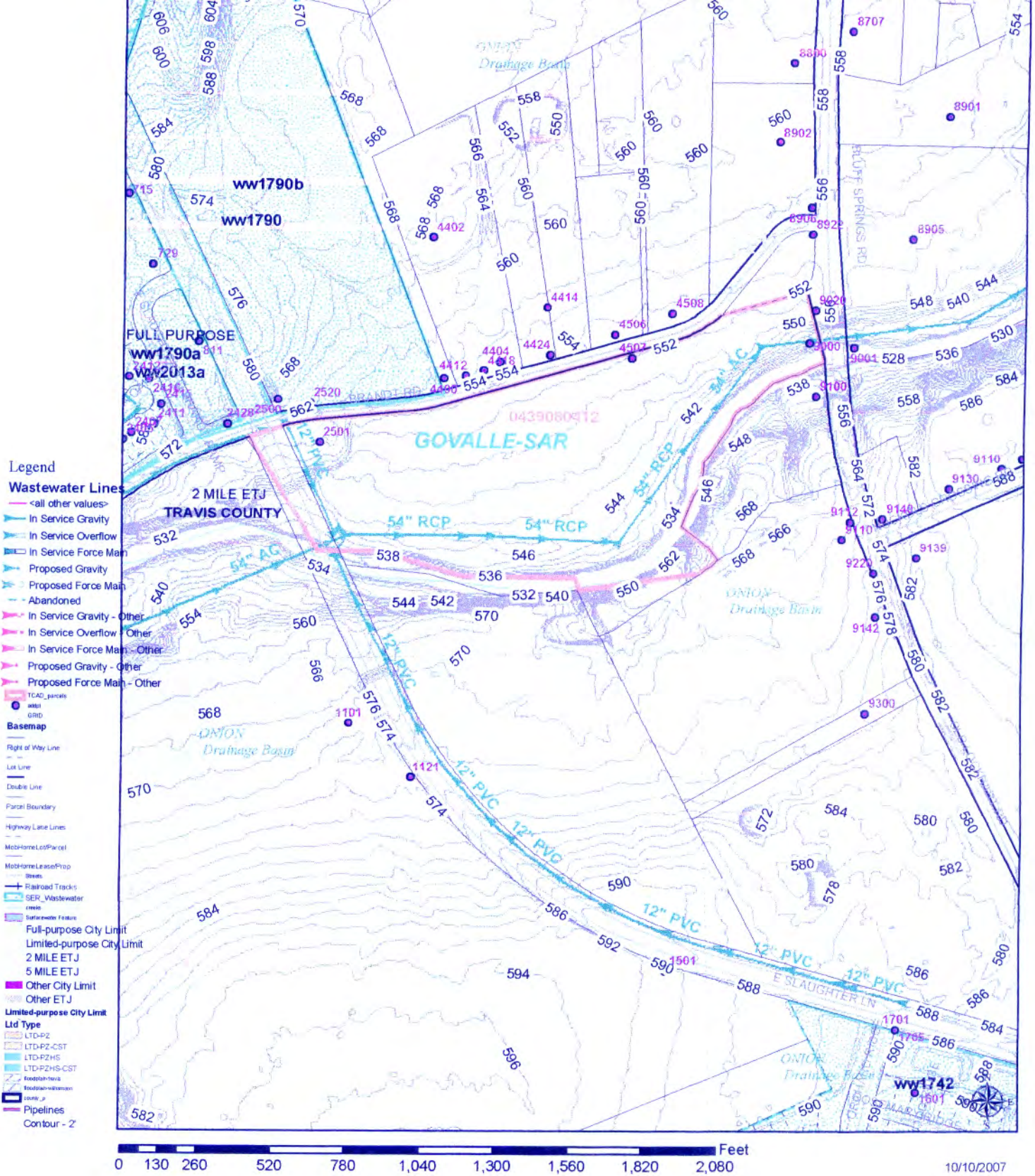
Nice, Level Building Area

Equipment and Hen Pictures





Topographical Information



Utility Lines on Property

Farm Inventory of Major Equipment

<u>Description</u>	<u>Approximate Value</u>
1999 L3010GST Kubota 30 HP 4 wheel drive Tractor with loader, shredder, scrapper. New tires.	\$ 22,000
1993 Dodge Dakota Dump Truck:	\$ 5,500
1998 Chevy Silverado Pickup-1 ton, dually	\$ 12,000
Walk in Cooler-Stand Alone-12'X9' with shelving	\$ 8,000
Storage Shed	\$ 10,000
Storage Shed	\$ 8,000
3 each, Mobile Chicken Laying Houses with Nesting boxes, expanded metal floors, access ramps, solar lighting for extended winter laying, deployable sun shades, built on cotton trailers	\$ 21,000
3 each, 7000 GVW Feed Trailers	\$ 7,500
2 each, 750 gallon Water Trailers	\$ 7,500
1 each 24' 7000 GVW utility trailer	\$ 1,800
Several Thousand Feet of Premier electro-plastic poultry netting (fence)	\$ 10,000
3 each solar fence charging units with batteries and controllers	\$ 2,000
Commercial irrigation system for pasture with pump, traveling sprinkler, 1" Goodyear hose, underground installation, etc.	\$ 20,500
Chicken feeders and waterers for 3000 hens	\$ 2,500
2, RV site pads	\$ 20,000
Egg Cartons, Labels, Supplies	\$ 11,000
2000 USDA Certified Organic Laying Hens	\$ 20,000
Egg cleaning equipment, collection baskets, etc	\$ 4,000
40' RV-Travel Trailer with Outdoor Deck and Shower, custom remodel on inside.	\$ 14,500
Other Misc. supplies including tables, tents, tools, mowers, decks, plumbing and electrical installations	\$ 8,000
	\$ 215,800

Vital Farm

Income

Days in Year 365

Assumptions

# Hens	3400
% Laying per Day	74%
Total Eggs/Day	2,516
Cost per egg carton	\$ 0.10
Labeling Cost per Carton	\$ 0.065
Case (corrugated) each (20 half dozen)	\$ 0.590
Average Income per Egg	\$ 0.32
Gross Rev per day	\$ 805
Packaging Cost per Egg	\$ 0.0324
Feed per hen per day (Lbs)	0.20
Total LBS Feed per Day	680.00
Feed Cost per Pound	\$ 0.36
Feed Cost per Day	\$ 244.80
Feed Cost as % of Sales	30%

Annual Sales

Eggs \$ 293,869

Total Sales \$ 293,869

Cost of Goods

Feed	\$ 89,352
Packaging	\$ 29,770
Purchase Hens	\$ 5,100
	\$ 124,222

Gross Profit \$ 169,647

Expenses

Auto and Tractor Fuel	\$ 1,800
Auto and Tractor Repairs and Maint	\$ 3,600
Contract Services	\$ 1,200
Equipment Purchase	\$ 4,800
Insurance	\$ 5,000
Marketing and Sales	\$ 1,200
Repairs and Maint (X auto/tractor)	\$ 2,400
Supplies	\$ 2,400
Utilities	\$ 4,000
<u>Other</u>	<u>\$ 6,000</u>
Total Expenses	\$ 32,400

Net Profit \$ 137,247



VITAL FARMS NEWS

AUSTIN, TX



VOLUME 1 ISSUE 1, 2008

Green Grass Makes Great Eggs

AT VITAL FARMS OUR STORY begins with healthy, green, organic pastures. This is where our hens live and eat. Every few days our chickens are moved onto fresh pasture.

The health of our pasture is reflected in our happy hens and their delicious, healthy eggs.

A study conducted by *Mother Earth News* in 2007 found that eggs from chickens raised on pasture have:

- **1/3 less cholesterol**
- **1/4 less saturated fat**
- **2/3 more vitamin A**
- **2 times more omega-3 fatty acids**
- **3 times more vitamin E**
- **7 times more beta carotene**

PASTURE RAISED VS. FACTORY FARM

Most hens in the US are factory farmed, housed in cages of 4-10



hens each or crowded onto warehouse floors in groups of 5,000-100,000. All day long they are cramped for space, breathe all kinds of dust and never see the light of day. Even supposed "free range" hens are in most cases warehoused with access to a small outdoor area they almost never utilize.

Our hens live outdoors breathing fresh air, getting exercise, eating grass and organic feed. Most importantly, they are allowed to act like the birds they are.

Continued On Next Page





WHY ORGANIC?

In addition to eating organic grasses, our hens eat a healthy feed mix that includes organic, GMO-free corn, fresh flax seed, soy, kelp, vitamins and probiotics. Nothing that our girls eat contain anything that is not 100% organic. That means no pesticides, herbicides, or other chemicals in the chickens, their eggs, or as runoff ending up in our streams, rivers and oceans.

YOU CAN'T TELL AN EGG BY ITS COVER

Does egg shell color make a difference? Not when it comes to taste or nutrition. Vital Farm eggs are from a variety of hen species of



VITAL FARMS NEWS



different ages. That means that the shells will be differing colors and sizes. We have white, tan, brown, dark brown and beige colored shells on our eggs. We even have some hens that lay blue and green shelled eggs. Not true of factory farm operations where hybrid hens are all one uniform type and age and moved out or slaughtered as "spent hens" at 14-18 months. Like a great book and many great people, it's what's inside that counts.



Please come and visit us at Vital Farms any time.

Vital Farms

Austin, TX 78744

512 632 1200

www.vitalfarms.com