



## Atlantic Capital

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Atlanta, GA 30326

[www.atlanticcapitalbank.com](http://www.atlanticcapitalbank.com)

October 15, 2021

To whom it may concern:

Atlantic Capital Bank, N.A. ("ACB") of Atlanta, Georgia has been forced to foreclose on real estate and equipment formerly belonging to Le Farms (LE) of Jasper, GA. LE previously was a Tyson contracted laying farm with 6 modern chicken houses located on 32 acres near Jasper, GA. Each house has a full complement of egg gathering equipment. There is also a 3BR/2½ BA farmhouse on the property.

ACB is liquidating these assets through a sealed bid liquidation process. Prospective bidders may bid on the entire in-place operation including real estate and remaining equipment to re-open as a similar or different type poultry operation. There are no existing contracts with any poultry processing company and no contracts are part of this offering.

There is a walk around video showing the real estate & equipment in detail available at [www.dobbinscompany.com](http://www.dobbinscompany.com).

You are invited to inspect these assets during the (2) open house dates on Tuesday, November 2 & November 9, 2021 from 10:00AM – 2:00PM EDT. Our agent will be on-site during these times to assist you with the inspection. The bidding deadline is **Noon Tuesday November 16, 2021 EST**. Please see the enclosed Fact Sheet for more information concerning the specifics of the property being liquidated, sale process and inspection/bidding procedures.

ACB intends to sell all assets to the highest bidder(s) but reserves the option of accepting or rejecting any or all bids. All sales are as is/where is, with no representations, warranties, covenants, or undertakings of any kind whatsoever.

Our agent conducting this liquidation is Rick Dobbins with The Dobbins Company of Atlanta. Please contact Mr. Dobbins at 404-352-2638 Ext 107, Mobile 404-451-1595 or [rick@dobbinscompany.com](mailto:rick@dobbinscompany.com) for more information.

Sincerely,

Keith Sturmer, VP

**BANK FORECLOSED**  
**SEALED BID LIQUIDATION FACT SHEET**

Atlantic Capital Bank (ACB) has foreclosed on a 32-acre poultry farm in Jasper, GA (Pickens County). This was a (6) house breeder/layer operation with a full complement of egg gathering equipment in each house. ACB has taken possession of all collateral including real estate & remaining equipment.

ACB is offering these assets by sealed bid liquidation. Bidders may inspect the real estate and equipment during the specific open house dates and submit their bid by the set-bidding deadline. Bidders are bidding on the entire operation including the real estate and all remaining equipment to reopen facility as a similar or different type poultry operation. The official bid form will be available at time of inspection or at [www.dobbinscompany.com](http://www.dobbinscompany.com).

**REAL ESTATE DESCRIPTION**

<b>Address: 5757 Hwy 53 West, Jasper, GA 30143</b>	
• 32 Acres	• (2) Water wells & County Water
• 2017 3 Br/2 Ba 3598 Sq. Ft Farmhouse	• (2) Latco Diesel Backup Generators
• (6) Poultry Houses Approx. 430' x 45' (1994, 1996, 2013) with Egg Gathering Equipment, Egg Storage, Silos, Heavy Power	• Driveway easement

**ENVIRONMENTAL STUDIES** –A June 2021 Environmental is available for viewing at [www.dobbinscompany.com](http://www.dobbinscompany.com).

**EQUIPMENT** – The remaining equipment is being offered in bulk along with the real estate. A complete list of equipment is available on the reverse page or at [www.dobbinscompany.com](http://www.dobbinscompany.com)

**There is a walk-around video of this operation showing the real estate and equipment available at [www.dobbinscompany.com](http://www.dobbinscompany.com)**

**THE BIDDING PROCESS:** There will be a two-week inspection period with (2) open house day (10:00AM-2:00PM) during this period. Interested parties can come by and spend as much time inspecting the real estate and equipment as needed. At the end of the inspection period there will be a set bidding deadline. The official bid form, available either on-site or on-line, must be used to bid. **There is only one way to bid: Submit a single bid for the entire tract of real estate along with all improvements and all remaining equipment. Nothing will be sold separately.**

<b>INSPECTION ADDRESS</b>	5757 Hwy 53 West, Jasper, GA 30143
<b>INSPECTION PERIOD &amp; OPEN HOUSE DATES</b>	November 1 – November 15. Open House Dates – Tuesday, November 2 & Tuesday, November 9, 2021, 10AM-2PM
<b>BIDDING DEADLINE</b>	<b>Noon, Tuesday November 16, 2021, EST</b>
<b>BIDDER NOTIFICATION</b>	The high bidder will be notified by 5:00pm Wednesday November 17, 2021. All others by email only.
<b>REAL ESTATE CONTRACT EXECUTION</b>	If the high bid on the real estate is accepted, a non-contingency standard commercial sales contract must be executed by 4:00PM EST Friday November 19, 2021 and a 10% earnest money deposit submitted. Draft contract will be available prior to bidding deadline.
<b>REAL ESTATE CLOSING</b>	Closing to be completed within 30 days after R/E contract execution

**Atlantic Capital Bank intends to sell all items to the highest bidder but reserves the option of accepting or rejecting any or all bids. All items are sold as is / where is without guarantee.**

**Please contact Rick Dobbins at (w) 404-352-2638 Ext 107, (C) 404-451-1595  
Or [rick@dobbinscompany.com](mailto:rick@dobbinscompany.com) with any questions regarding this liquidation.**

## EQUIPMENT LIST

DESCRIPTION	CONDITION	LOCATION
(2) CHORE-TIME EGG GATHERING SYSTEM	GOOD	HOUSE #1
(2) CHORE-TIME EGG GATHERING SYSTEM	GOOD	HOUSE #2
(2) CHORE-TIME SILOS, (1) BROCK SILO	GOOD	HOUSE #1
(3) CHORE-TIME SILOS	GOOD	HOUSE #2
GMC SINGLE-AXLE SPREADER TRUCK W/CHANDLER SPREADER BODY. M#: N/A, VIN#: N/A	POOR	YARD
CASE SKID STEER LOADER (TIRE). M#: 1840, S#: N/A	GOOD/FAIR	SHED 1
CRAFTSMAN RIDING MOWER. M#: N/A, S#: N/A	GOOD/FAIR	SHED 1
(2) BIG DUTCHMAN EGG GATHERING SYSTEMS	GOOD	HOUSE #2
(2) BIG DUTCHMAN EGG GATHERING SYSTEMS	GOOD	HOUSE #3
(2) BIG DUTCHMAN SILOS	GOOD	HOUSE #4
(2) BIG DUTCHMAN SILOS	GOOD	HOUSE #3
INTERNATIONAL SINGLE-AXLE SPREADER TRUCK W/CHANDLER SPREADER BODY. M#: S1900, VIN#: N/A	FAIR	YARD
(2) CHORE-TIME EGG GATHERING SYSTEMS	GOOD	HOUSE #5
(2) CHORE-TIME EGG GATHERING SYSTEMS	GOOD	HOUSE #6
(2) BROCK SILOS	GOOD	HOUSE #5
(2) BROCK SILOS	GOOD	HOUSE #6
(2) EMERGENCY DIESEL GENERATORS		
MISC. FURNITURE IN FARM HOUSE		
MISC. POULTRY EQUIPMENT		