

D & M BEEF PRODUCERS LTD.

***UNRESERVED***

**REAL ESTATE AUCTION**



*Fort Macleod - Highwood*  
AUCTION COMPANY LTD.



**FORT MACLEOD-HIGHWOOD AUCTION COMPANY LTD. & RURAL PROPERTIES LTD.**  
*present*

**D & M BEEF PRODUCERS LTD.**  
FORT MACLEOD, ALBERTA

***UNRESERVED***  
**REAL ESTATE & EQUIPMENT AUCTION**

**REAL ESTATE • Friday, June 2, 2000 • 7:00 p.m.**  
at Fort Macleod Auction, Fort Macleod, Alberta

**EQUIPMENT • Saturday, June 3, 2000 • 10:00 a.m.**  
at the Feedlot - 2 km north of Fort Macleod on Highway 2, 2 km west on 785

Sale managed & conducted by:

Fort Macleod-Highwood Auction Company Ltd.  
Real Estate Division.  
P. Robert Dyck License No. 8903634

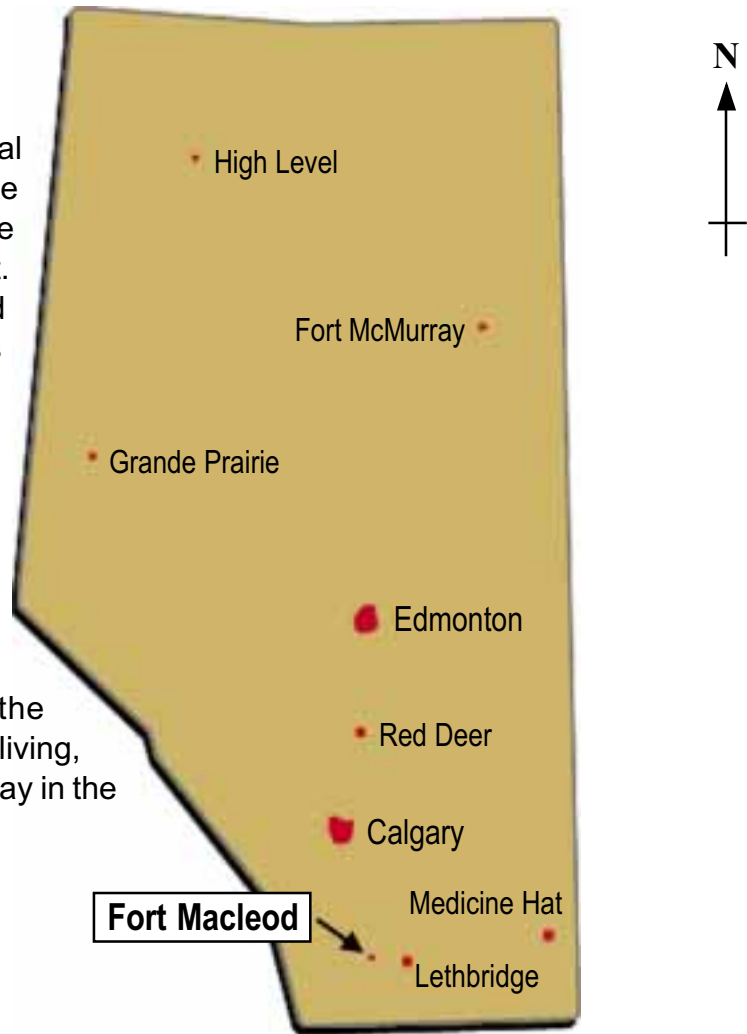
Rural Properties Ltd. Real Estate  
Shawn Hansen

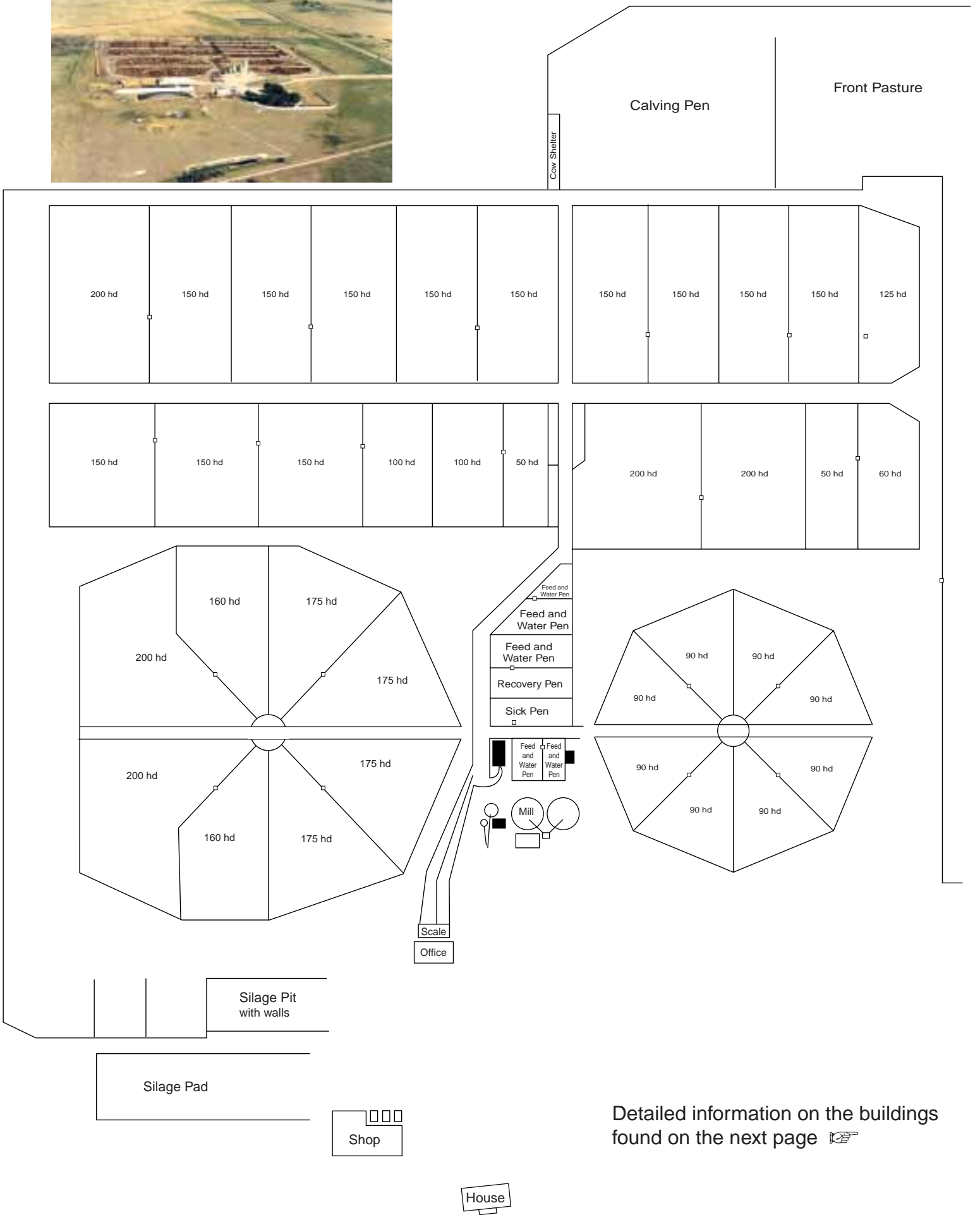



# Location

Fort Macleod, Alberta is an agricultural rural community ideally situated between the Foothills ranching area to the west and the highly productive irrigated farmland to the east. A combination of available cattle and feed combined with the mild chinook climate has given growth in south western Alberta to the largest livestock finishing industry in Canada. D & M Beef Producers Ltd. is a part of that industry. A half hour drive on highway #3 to Lethbridge and a one & half hour drive on highway #2 to Calgary gives easy access to those major centers.

The town of Fort Macleod itself has all the amenities required for comfortable family living, and year round recreation is only minutes away in the Rocky Mountains.





Detailed information on the buildings found on the next page 

## Office

16' x 32'

Features include: bathroom including shower, hot water, washer & dryer, fridge for medicine, cupboard for medicine, cupboards for employees' boots & clothes, electronic read out for scale



## Scale

10' x 30'

For weighing cattle with gates closed or trucks with drive through gates open  
30,000 kg maximum  
with lbs↔kg & printer & digital read out

## Cement Silage Bunker

50' x 150'

20 foot walls on 3 sides, 4000 ton capacity



## Silage Pad

75' x 175' Paved Pad with 6 foot clay walls, 3000 ton capacity

## Squeeze Shed

18' x 32'

Steel Building, Hydraulic Squeeze 5 hp 3 phase

## Shop



- Features
- water outlet for washer & sink
  - workbench
  - shelving for parts, etc.

## Tanks

2 - 500 gal single comp fuel tanks on steel stands

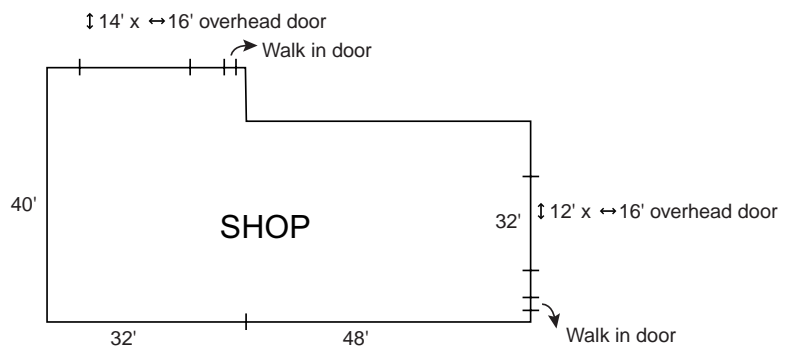
## Pumphouse

8' x 12'

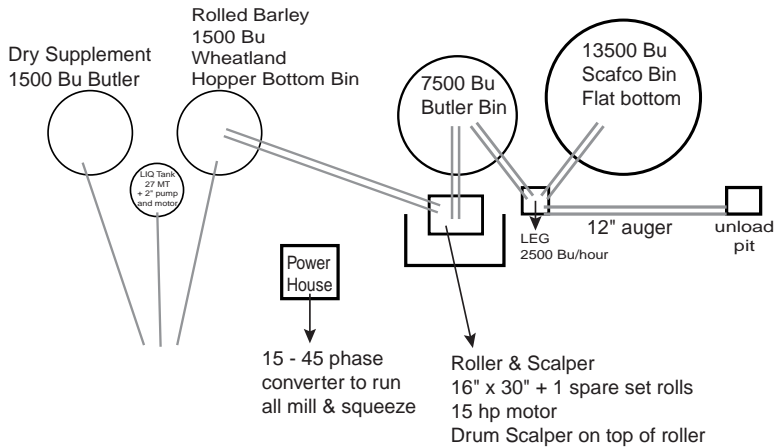
Heated insulated 2 x 6 wall

2 pressure systems

- Dugout for Feedlot
- 2 pressure tanks, 2 hp pump 48 gal/minute 220 volt
- Well for house, shop, office
- 1 pressure tank - 1/2 hp pump 220 volt



## Mill



## House

1974 Safeway Modular Home on full basement, 23' x 56', 1288 sq. ft. on one floor

- Covered porch on west side, 16' x 24'
- Water Softener
- 2 Hot Water Tanks
- Upstairs includes 2 bathrooms, an office and 2 bedrooms. Downstairs features 3 bedrooms, a rompus room, a laundry room, a freezer and storage area.



## Quarter Section Pivot NW 28-09-26 W4



75 hp electric motor & pump  
 Lockwood pivot with endgun  
 155.10 acres water rights at \$14.<sup>00</sup> / acre / year  
 Power bill / year +/- \$4000.<sup>00</sup>  
 Land takes \$699.<sup>09</sup> / year  
 Total Acres 156.06 acres

## D & M BEEF PRODUCERS LTD.

# Legal Descriptions and Taxes

Subject Property located in the M.D. of Willow Creek  
Claresholm, Alberta. Telephone 403-625-3351 Fax. 625-3886

Description	Acres	Assessments	1999 Taxes
SE 17 09 26 W4	153.680	Farmland 6460	\$ 95.16
SW.E 17 09 26 W4	76.840	Farmland 3230	47.58
SW 17 09 26 W4	36.400	Farmland 1400 Occupied Res.-Non hamlet	462.53
NW 28 09 26 W4	156.060	Farmland 47460	699.09

## D & M Beef Producers Ltd. - The History

In 1984 Dirk and Maria purchased what is now called D & M Beef Producers Ltd. With the hard work of this young couple, D & M grew in size and reputation. The original wood bunks and rails have over the years been replaced with concrete and steel. Almost all gate posts have been replaced with steel at the same time new waterers and cement pads were installed. All power is underground.

Other ongoing improvements over the years include:

Built shed for squeeze put in new squeeze and new line chute and built new loading chute; rebuilt the pump house; built extension on shop and redid the roof, the siding, and replaced the doors on the old shop; built new big bin with new leg, new hopper bottom bin for rolled barley, and set up a roller mill; set up molasses tank and pump; pavement for silage pad and extension for bunker; inside of house redone including the kitchen; redid the scale including new deck, gates, and a new printer with read out.

A viewing of the feedlot attests to the excellent ongoing maintenance program that has been in place for the mill and augers, fences and gates.



The feed yard and landscape around the house show the same immaculate caretaking.



Since they purchased the empty feedlot in 1984, their customer base has kept winter numbers in the 4500 - 5000 head range and summer numbers have not dropped below 3000 head. The grass around the lot summers 45 - 50 cow/calf pairs.

The 156 acres under pivot are presently seeded to triticale. The last three years average production has been 1775 tons of silage per year. Additional silage needs of 3500 - 4000 tons are purchased from neighbours.

Since the Alberta Fed Beef Expo was started by the Calgary Stampede in 1989, Dirk and Maria are proud of the fact that for 9 of these 11 years either the Pen of 5 Steers or 5 Heifers that won Grand Champion were fed at D & M.

The sale of this feedlot by Dirk and Maria will be an end to a very enjoyable chapter in their lives and they will turn over the keys to this operation with pride and the knowledge that this feedlot is ready for the new owner. Dirk is also prepared to offer whatever assistance is required by the new owner(s) of both the feedlot and the irrigated quarter for the month of June.

## **Sale Terms & Conditions**

### **Financial Terms**

- a) A deposit of Twenty-five Percent (25%) of the purchase price shall be paid on the 2nd day of June, 2000, payable to the solicitors for the Vendor;
- b) The balance of the purchase price shall be paid to the solicitors for the Vendor on or before the 15th day of June, 2000

### **Possession**

Possession of the lands and improvements, excluding the feedlot residence, will be granted on the 15th day of June, 2000 or upon payment of the balance of the purchase price, whichever first occurs.

Possession of the feedlot residence will be granted by the 15th day of July, 2000.

### **Taxes**

Taxes shall be adjusted as at June 15, 2000

### **G.S.T.**

Any purchaser shall be responsible for Goods and Services Tax unless he or she can provide Statutory Declarations that would exempt the purchase from tax

Any announcements made by the auctioneer regarding sale terms and conditions prior to or during the sale shall be final. This sale brochure has been prepared as a guide to potential buyers. However, anyone bidding at the sale does so on his or her own knowledge and personal inspection of the property.

### **Feed Inventories**

In addition to the purchase price of the feedlot the purchaser will be required to purchase existing feed inventories at the time of closing.

Silage inventory is currently estimated to be 900 - 1000 tons at that time and the price shall be \$30.00 per ton. (1999 cost packed in the pit was \$36.27).

Barley inventories will likewise be calculated at closing and the price per ton will be announced on sale day.

**For further information,  
please contact:**

**Bob Dyck** (403) 652-0599  
Fax (403) 652-1730  
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D & M BEEF PRODUCERS LTD.

# Sale Summary & Notes



# UNRESERVED EQUIPMENT AUCTION

Fort Macleod, AB.

2 Miles west of Highway #2 on Highway 785 (Head Smashed In Buffalo Jump)

**Saturday, June 3, 2000 - 10:00 a.m.**

Terms: Cash or Certifiable Cheque

No Reserve

Lunch Served by United Church Ladies

## Trucks

- 1995 IH 4900 feed truck, 466 IHC Diesel, S/A, Allison 4 speed automatic, hydraulic brakes c/w 4 auger 550 cu.ft., mixer box & electronic scale, one owner unit in excellent condition
- 1979 IH 1900 T/A 446 V8 gas, 5x4 trans, 20" rims c/w 1994 Knight 510 Double Beater manure spreader box in good condition
- 1975 IH 1800 T/A 446 V8 gas, 5x4 trans, 20" rims c/w 14' gravel box & hoist
- 1976 Chev 3/4 ton 4x4 army pick-up, auto trans.
- 1978 Ford F-150 Farm Beater Truck
- 1966 IH 110 Series 4x4 for parts

## Loaders and Tractors

- 1995 Dresser 515 C Payloader - 2 3/4 Yard bucket, plumbed for grapple fork, 2800 hours in excellent condition. Purchased with 500 hours on in 1998. Ser# 3390300P006712
- J.D. 310 Diesel Backhoe & Loader tractor, 20" digging bucket
- Versatile 900 4WD Tractor, 903 Cummins V8 Diesel, duals, 3 hydr, good running condition, with 12' Leon hydr. dozer blade with silage screen extension
- IH WD9 tractor, runs good, PTO

## Feed and Bedding

- Quantity round bales, straw

## Miscellaneous

- J.D. 3 point hitch 6 foot Rotary Mower
- Honda 200 SX 2wd Four Trax, Electric start, reverse

- 1 set of 2 Crazy harrows 20 feet & hitch
- 4 Portable 30 foot steel Feedbunks
- 4 Private Chan Radios, 2 base, 2 mobiles
- Honda 3" water pump on cart, 3" suction pipe & +/- 250 Foot discharge hose
- Gardner Denver Industrial 2 cyl air compressor w/ 3 hp single phase electric motor
- Fimco Slide-in Field sprayer, 3 hp B&S, 40' booms
- 2 ton steel gravel box & hoist
- 100' concrete feedbunk forms & rods & 6" and 8" cement ties
- 25 hp, 3 phase, 1200 rpm electric motor
- 2 x 10 hp, 3 phase electric motors
- H.D. round bale forks
- Hydraulic Wheatheart bin sweep incl +/- 200 feet hydr hose
- Roskamp 9x30 roller mill w/ one extra roll
- Large Quantity 1/2" cable, drill stem, pipe, lumber, railway ties, 18" rails, treated posts (6', 7', 8')
- 1 belt w/ cups for 70' grain leg in good condition
- Quantity steel gates, round bale feeders
- Quantity tools, vet and branding supplies, garden equipment, barbecue, picnic tables, trampoline, parts, hoses

## Livestock

100 Cow/Calf Pairs - 1/3 First & Second calvers. Balance mostly 4-8 yrs old. Cows will be sorted for age and breed. Good Percentage Blonde Calves.

- 20 Char Cross
- 30 Black & BWF
- 50 Red & RBF