

# FOR SALE

BEEF PROCESSING PLANT  
BALZAC, ALBERTA, CANADA  
(ADJACENT TO CALGARY CITY LIMITS)



**Alger & Associates Inc. has been retained as sales advisor by Rancher's Beef to advise with respect to the sale of its processing assets, which include:**

- 67,500 square foot state of the art, fully equipped beef processing plant (approximately 135,000 square feet including basement level)
- 11,400 square foot, fully equipped fabrication plant
- 9,400 square foot office & administration building
- Up to 140 acres of land

Additional details of the assets for sale and the sales process can be found in the attachments. Summary pictures of the facilities are available at: <https://secure.alger.ca/RanchersBeef3>

## **Investment Considerations**

- Newly constructed, fully operational beef processing facility with estimated \$75 million replacement value;
- Proximity to major transportation arteries, markets, suppliers and storage facilities; and
- Additional land for future expansion

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*Access to a full electronic data room and plant tours is available to those executing the attached Confidentiality Agreement, which should be forwarded to Alger & Associates Inc.:*

**Michael Costello or Guy W. L. Odhams**

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## SUMMARY OF ASSETS FOR SALE

### Overview:

- 140 acres of land (one or both parcels may be purchased):
- 3 buildings located on 60 acre parcel
- 80 acre vacant parcel
- Located adjacent to city limits of Calgary, Alberta (15 minutes from Calgary International airport)

### Buildings:

#### 1. Beef Slaughter & Processing Plant:

- Completed in July, 2006.
- 67,500 square foot state of the art facility. Additional 67,500 square feet in the basement area comprised of: laboratories, offices, lunch rooms, change rooms, maintenance room and mechanical rooms.
- Capital Costs (building and equipment) in excess of \$50 million. Estimated replacement cost of \$75 million.
- Moving Board Fabrication Conveyor system
- Fully equipped Kill and Fabrication floors
- Kill & Fabrication floors run at 100 head per hour
- Freezer capacity: 5,000 cases (~330,000 pounds)
- Fresh box storage: 15,000 cases (~1 million pounds)
- Carcass Cooler Capacity: 1,570 head
- Licensed water capacity - 500,000 gallons per day (sufficient for double shift)
- State of the art barn design - covered and EU approved
- Plant certified by CFIA, EU and the Certified Organic Association.

#### 2. Fabrication Plant

- Built in 1980, partially renovated in 2005.
- 11,400 square foot facility
- Receiving room
- Cooler & processing room
- Processing, handling & packaging equipment installed
- CFIA Certified

#### 3. Offices & Administration (adjoins Fabrication Plant)

- Built in 1980, partially renovated 2005
- 9,400 square feet facility
- Offices, board room
- Locker rooms/Lunch Room

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## SUMMARY SALES PROCESS

Dates	Item	Format/Protocol
Sept 19 – Nov 9, 2007	Electronic Data Room Access	Access will be provided upon completion of Confidentiality Agreement.
Sept 19 – Nov 9, 2007	Plant tour & Question period	Plant tour & presentation. About 2 -3 hours in length.
Sept 19 – Nov 9, 2007	Additional Questions/ Information	Contact Alger in writing. Response within 24 hours, depending on the complexity of the question.
Nov 9, 2007	Submission of Offers	Standard Purchase and sale agreement will be in data room.
Nov 9 – 16, 2007	Review of offers	
Nov 16, 2007	Offer Selection	Successful Offeror will be notified in writing.