

## FERCA

*Ferme d'éducation et de recherche du campus d'Alfred*



### DESCRIPTION

Raymond Chabot Inc. ("RCI"), in its capacity as Receiver to the assets of la Ferme d'éducation et de recherche du campus d'Alfred ("FERCA"), has implemented and is coordinating to solicit offers to purchase FERCA's properties located at 75 St-John Street, Alfred, Ontario.

### SUMMARY

- ▶ The assets of FERCA consist mainly of:
  - ▶ +- 323 acres of certified biological agricultural land;
  - ▶ 10 buildings including two dairy farms, greenhouse, office building, etc.

### TIMELINE

- ▶ Offers must be received by email at [romero.dax@rcgt.com](mailto:romero.dax@rcgt.com) or at the Receiver's office at the address provided above, no later than **September 29<sup>th</sup> 2023 at 2:00 PM**. The Receiver will open the offers without the presence of the offerors.

### TERMS OF SALE

- ▶ The document entitled "Agreement of Purchase and Sale" applies to all offers that will be presented and must be completed, signed, and provided to the Receiver by any offeror submitting an offer. It is the sole responsibility of the offeror to obtain a copy of this document. The Agreement of Purchase and Sale is in draft form and is subject to further change and revisions by the Receiver in its sole discretion. Further, any sale is in the sole discretion of the Receiver and is conditional on the Receiver obtaining Court approval. The Receiver is not obligated to accept any offer submitted.

### INSPECTION OF THE PROPERTIES

- ▶ Additional information concerning the land parcels and buildings is included hereto as Exhibit A. The information is based on information available to the Receiver. The Receiver is not providing any assurances regarding the accuracy or completeness of the information provided.
- ▶ The assets will be available for inspection on Tuesday, July 25<sup>th</sup> 2023, between 9am and 4pm and on Tuesday, August 1<sup>st</sup> 2023, between 9am and 4pm.

For more information, contact :

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PHOTOGRAPHS OF THE SUBJECT PROPERTY



Location of Subject in relationship of the village of Alfred

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## PHOTOGRAPHS OF THE SUBJECT PROPERTY



View of Parcel 1 – Google Streets



GeoWarehouse Sketch of Parcel 1



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**GEOWAREHOUSE SKETCHES–PINs 2 – 7 assumed merged as 1 Parcel (aka Parcel 2)**



GeoWarehouse Sketch – PIN 2



GeoWarehouse Sketch – PIN 3



GeoWarehouse Sketch – PIN 4



GeoWarehouse Sketch – PIN 5



GeoWarehouse Sketch – PIN 6



GeoWarehouse Sketch – PIN 7

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**PHOTOGRAPHS OF THE SUBJECT PROPERTY – Newer Barn – Parcel 2**



Front View of the Newer Barn



View of Animal Housing/Stable



View of the Milking Parlor



View of the Milk House/Utility area



View of the Manure Pump



Rear View of the Newer Barn



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**PHOTOGRAPHS OF THE SUBJECT PROPERTY – Parcel 2**



View of the Manure Storage



View of some of the Tillable Lands



View of the Pesticide Building



Interior of the Pesticide Building



View of the Cottage



Interior View of the Cottage

**PHOTOGRAPHS OF THE SUBJECT PROPERTY–Office/Research Building– Parcel 2**



Front View



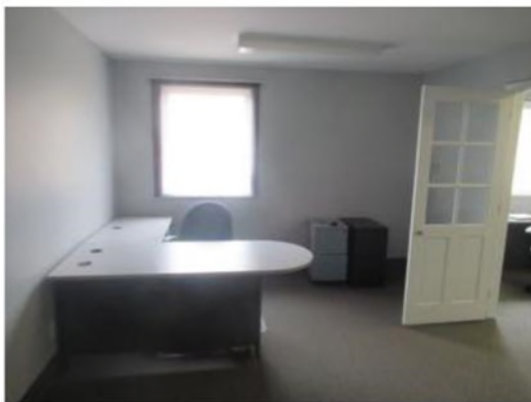
Rear View



View of the Shop



View of the Classroom – 2<sup>nd</sup> level



Typical Office – Main Level



Kitchen/Board Room



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**PHOTOGRAPHS OF THE SUBJECT PROPERTY – Parcel 2**



Front View of the Rural Pavilion



Implement Shed – Rural Pavilion



Classroom – Rural Pavilion



Shop – Rural Pavilion



View of the Implement Shed



Interior View of the Implement Shed

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**PHOTOGRAPHS OF THE SUBJECT PROPERTY – Parcel 2**



Front View of the Older Dairy Barn



Stable View – Older Dairy Barn



Feed Room – Older Dairy Barn



Parlour – Older Dairy Barn



Bunker Silos – Not in use



View of the Cold Barn

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**PHOTOGRAPHS OF THE SUBJECT PROPERTY – Agronomy Building – Parcel 2**



Front View – North Side



Rear View – South Side



View of the Typical Classroom



View of the Minor Damage



Interior View of the Green House



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## SUBJECT'S NEIGHBOURHOOD, ACCESS AND EXPOSURE

The subject is located partially within the village of Alfred (which provides most lower services for the area) and is situated in an average farming community. The subject is located to the east of downtown Ottawa by about 70 km (see the Location Map). The immediate area is rural with a build-up of less than 10%. Improvements in the area include hobby and commercial farms and residential development mostly within the village limits. Access and exposure are good with road frontage along paved roads.

## SERVICES AVAILABLE TO THE SITE

The subject site enjoys municipal garbage pick-up, electricity, telephone, rural police and fire protection.

## HISTORICAL AND PRESENT USE OF THE SUBJECT

The subject has been a teaching and research farm for many years.

## IDENTIFICATION OF THE SUBJECT PROPERTY

### PINs/Parcel Map



## Municipal Address

75 St. Paul Street, Alfred, Ontario K0A 1B0

## Legal Description

Legal description and PINs (see below and addendum), Alfred & Plantagenet Twp.  
(the Geographic Township of Alfred), Prescott County  
PIN (Property Identification Number) information is as follows:

Parcel	PIN	Area (Rounded)	Legal Description (GeoWarehouse)
PIN		Geo/MPAC	All parcels are within the former Alfred Twp.
1	541340382	33	PT LT 10 CON 7 ALFRED PT 20 46R6851
2 PIN 2	541340424	208	PART LOTS 8 & 9 CONCESSION 6 ALFRED; PART W1/2 LOT 10 CONCESSION 6 ALFRED PART 19, 46R6851 EXCEPT PART 7, 46R8019 SUBJECT TO AN EASEMENT AS IN AL14055
2 PIN 3	541340422	0.13	PART BLOCK Q PLAN M1 PART 5, 46R8019 SUBJECT TO AN EASEMENT AS IN LT129
2 PIN 4	541340420	7	BLOCK T PLAN M1 PARTS 15 TO 17, 46R6851, SAVE & EXCEPT PART 10 ON 46R-7837, PARTS 1, 2 AND 3, 46R8019; S/T EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS SHOWN ON PLAN M1 SUBJECT TO AN EASEMENT AS IN LT129
2 PIN 5	541340426	38	BLOCK X PLAN M1, BEING PARTS 8 TO 14, 46R6851, SAVE & EXCEPT PART 1, 46R7428, PARTS 2 TO 9, 46R7837 & PART 6, 46R8019 SUBJECT TO AN EASEMENT AS IN LT129 SUBJECT TO AN EASEMENT AS IN LT12119
2 PIN 6	541340148	6	PCL 306 SEC M1; BLK Z PL M1; DESIGNATED AS PARTS 5-7 ON PLAN 46R6851; S/T LT117
2 PIN 7	541340161	31	PCL 307-6 SEC M1; PT BLK Z1 PL M1 DESIGNATED AS PARTS 2-4 ON PLAN 46R6851; S/T EASEMENT FOR THE PURPOSE OF LAYING DOWN PIPES AND TAPPING FOR SPRING WATER OVER PT BLK Z1 AS IN AL15953 & AL15858; S/T LT117

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**THE LAND BASE AND SITE IMPROVEMENTS**

Parcel No.	Acres +/- Cult. Uncult.		Present Use	Topography	Soil Type	Fields	Tiled Acres
1	33	-	Crops, shed	Level	Muck	1	0
2	195	95	Crops & buildings	Level & Rolling	Bainsville silt loam, Muck Rubicon fine sandy loam Uplands fine sand	11	51
Total Acres					Land use allocation and soil type is based on the Soils Inventory Maps and a previous 2018 appraisal.		
	228	95	= 323 acres +/-				



## Right-of-Ways and Easements

Based on GeoWarehouse the following Easements and Interests appear on:

Parcel	Description	Instrument
2 – PIN 1 (541340354)	A Right and Low-Tension Easement to The Hydro-Electric Power Commission of Ontario to erect and maintain 13 poles and anchors, guys, and braces and to string across this land. To keep the land clear of all buildings, trees, and brush, and to trim all trees where necessary 30 ft on each side of the centre line. To permit all servants, agents, and workmen of The Hydro-/electric Power Commission of Ontario to enter on this land at all times for the purpose of inspecting, erecting, maintaining, repairing, and renewing its works and equipment.	AL14055
2 – PIN 2 (541340137)  &  2 – PIN 3 (541340140)	Easement in favour of The Bell Telephone Company of Canada the right in perpetuity to construct, operate, repair, and maintain all such of its lines of telephone, telegraph and telecommunications including all necessary cables (either buried or in conduits or both), conduits, 13 poles & anchors, manholes, markers, fixtures and equipment and all appurtenances thereto with the right to trim, cut down & remove all trees, branches and brush which are now or hereafter standing or growing along and within a 30 feet on either side of the centre line of aforesaid lines of telephone and telegraph.	LT129
2 – PIN 4 (541340148) &	Subject to a Bell Telephone Company of Canada Easement including the right in perpetuity to construct, operate, repair, and maintain all such of its lines of telephone, telegraph and telecommunications	LT117
2 – PIN 5 (541340354)	including all necessary cables (either buried or in conduits or both), conduits, poles & anchors, manholes, markers, fixtures and equipment and all appurtenances thereto with the right to trim, cut down & remove all trees, branches and brush which are now or hereafter standing or growing along and within a 15 feet on either side of the centre line of aforesaid lines of telephone and telegraph.	



## BUILDING DESCRIPTIONS

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A brief summary of the building improvements is described as follows:

It is understood that all buildings with water/washroom facilities are connected to town water, and all are with their own approved septic system, with the exception of the office/research center on PIN 5, which is understood to be on town sewers. All structures were reportedly built in the early 1990s unless otherwise stated.

**Parcel 1** – There is a small storage structure, which was reportedly built for research purposes and to house a well and is reportedly equipped with electricity.

**Parcel 2** – PINs 2 – 7

In summary they are:

- 1) Newer Dairy Barn (built in 2018) – This is a 4 row (reportedly 104 mature stall) free-stall 100' x 180' facility with center feed aisle. It is a steel frame structure with a bright span (fabric tension roof) on a poured concrete foundation. The parlour (double 8) with milkhouse and service area 40' x 70' appear to be wood frame, insulated, and lined with puck board interior walls and corrugated vinyl ceilings. The exterior is metal clad including the roof on the parlour/milkhouse area. Stalls are sand pack with the walkways being grooved concrete. Manure removal appears to be by motorized scrapper to a gutter and to a vacuum pump – room 16' x 16'. There is a concrete lagoon (size unknown). The ventilation is via automatic side curtains to center chimneys. This building has reportedly been out of use since 9/22 and much of the equipment to return to the dairy use appears still on site, including a 6,138-litre bulk tank. This building is in average/good functional condition. **Offerors who wish to purchase the assets to operate a dairy farm must clearly indicate this in their offer and must allocate a value for both the real property and the parlour/milkhouse including all related equipment and bulk tank, manure pump and hopper bins (see Older Dairy Barn description below). In the absence of this confirmation in the offer, the Receiver reserves the right to sell the parlour/milkhouse including all related equipment and bulk tank, manure pump and hopper bins separately and these assets will be excluded from the sale. However, in such an event, the Receiver will not be required to remove the parlour/milkhouse including all related equipment and bulk tank,**



**manure pump and hoppers bins in the event it is unable to sell these assets separately and will be entitled to leave these assets at the property.**

- 2) Cottage – Small structure measured as 24' x 42' (1,008 sq. ft.). It appears to be a wood frame (bungalow) on a poured concrete (crawl space) foundation with aluminum clad siding and metal clad roof cover. The heating is baseboard electric. This is a two-room (kitchen & open area) structure with two full bathrooms.
- 3) Pesticide Building: This appears to be a garage/shop structure measured at 34' x 40' @ 12'+/- height. It appears to be a wood frame structure on a poured foundation with metal clad exterior and roof. The eastern 2/3 has concrete floors with drywall interior walls and is heated with forced air propane. The electrical appears to be 100 amps. breakers. The western 1/3 is a single unheated storage bay with a 12' overhead door access.
- 4) Maple Sugar Shack: This structure was measured as 40' x 60'. It appears to be a wood frame structure on a concrete foundation with metal clad exterior and roof. The layout is described as a processing + storage area with a meeting hall and washrooms. **The equipment associated with the Maple Sugar Shack will be sold separately by the Receiver and is therefore not included in the Call for Offers.**
- 5) Office/Research Centre: Mixed-use building, measured and calculated as 5,200 sq. ft. on the main level and 1,500+/- sq. ft. of upper level finished area. It appears to be a masonry (block frame) building on a concrete block foundation. The exterior and roof are metal clad. The electrical entry appears to be 400 amps. (breakers) and the heating is predominately baseboard electric. The general layout consists of 8 offices, 1 large laboratory, 22' x 47' heated bay garage and washrooms on the main level and a larger one room – lower ceiling finished room on the upper level.
- 6) Pavilion – Rural General: This is a multi-purpose building. The overall footprint measured 50' x 118' @ 16' height. The electrical appears to be 200 amp. breakers. The western area 32' x 48' is insulated, heated with propane and is a large open space work area to repair larger equipment. This area is equipped with a walk-in cooler and a large overhanging exhaust system for large equipment. The southern 18' x 48' on the west side is designed for a classroom and has unheated storage above. The eastern 70' is an unlined large equipment storage facility.

- 7) Implement Shed: This is a standard style implement shed measured at 50' x 152' @ 16' height, albeit the main entry points are 14' height. It is a pole structure on a concrete foundation with metal clad exterior and roof. It has a 60 amp. breaker electrical service.
- 8) Older Dairy Barn: This is a two row (47 head - mature animal) free-stall facility with 8 box stalls. It is a steel frame structure, measured 71' x 180', on a concrete foundation with metal clad exterior and roof. Most of the stable and stalls are on slatted floors with manure holding pit below. The ventilation is dual side curtain with chimneys and the feeding is center isle drive through mobile TMR. The stable has arena lighting. The northern 54' is sectioned/separated with concrete block walls and consists of a large feed room, milking parlour (single 6), office, milkhouse, mechanical area, men's/women's locker, and washroom areas. This building is equipped with i) a series of 6 grain and hopper bins (with a total capacity of 195 tonne), ii) concrete bunk silos (not measured) reportedly out of use, iii) concrete manure lagoon structure reported as 500,000-gallon capacity and able to hold approximately 6-7 months, iv) this full complex is serviced by an auto-start Generator (size & functionality not determined). **Offerors who wish to purchase the assets to operate a dairy farm must clearly indicate this in their offer and must allocate a value for both the real property and the parlour/milkhouse and all related equipment and bulk tank, manure pump and hopper bins (see Newer Dairy Barn description above). In the absence of this confirmation in the offer, the Receiver reserves the right to sell the parlour/milkhouse including all related equipment and bulk tank, manure pump and hopper bins separately and these assets will be excluded from the sale. However, in such an event, the Receiver will not be required to remove the parlour/milkhouse including all related equipment and bulk tank, manure pump and hoppers bins in the event it is unable to sell these assets separately and will be entitled to leave these assets at the property.**
- 9) Cold Barn: This is a loose housing structure located to the south of the main dairy barn. It is a pole structure, which appears to be on a concrete foundation with metal clad exterior and roof. Overall, this structure is in average condition.

10) Agronomy Building: This is a multi-faceted training structure. It appears to be a wood frame structure on a concrete foundation with metal clad exterior and roof. The electrical is 800 amps. 120/240 volt 3 phase and there is an auto-start standby generator (size & functionality not determined). The main structure was measured as 50' x 200'. The eastern 128' feet are with a layout for classrooms, laboratories, washrooms and administration areas. On the south side of this section is an attached/heated green house and a 40' x 50' temp shelter. The western 72' is an insulated workshop, heated with two suspended propane units and supplemented with two suspended electric units.