

3L CATTLE COMPANY

3L

CENTRAL SASKATCHEWAN

36,000 ACRES



Aerial sweep of 3L Ranch's Cattle Headquarters – Small Feedlot on right side.

INTRODUCTION

Shortly after designation as a full-fledged province in 1905, Saskatchewan launched an aggressive policy which encouraged agriculturally-inclined Central European emigrants to settle Canada's rich prairie lands. Possessing particular strengths and with a history of success raising small grains, large numbers of Ukrainian families – seeking freedom and private land ownership – left Russia for the remarkable opportunity which Saskatchewan offered. These families were truly nuclear – they knew how to work and responded to the incentive of trying “new world” farming practices on their own land.

The remarkable Ukrainian Museum – under the aegis of the University of Saskatchewan in Saskatoon – stands as a cultural repository and witness to one of the most inspiring and important chapters of immigration history in Canada.

Fifty-two years ago, at the age of 15, David Dutcyvich left his home near Watson and “went to the Coast” to begin an astounding career as a logger in the incredible forests of British Columbia and, notably, in the enormous conifer stands on Vancouver Island.

By the time David was 18, he was running rigging crews. At age 23, he launched a small contract logging and trucking company. Possessing an extraordinary combination of physical stamina, intelligence and plenty of moxie, Dutcyvich grew his outfit into a firm which harvests timber for the major lumber and pulp companies in Western Canada. With over 400 employees – Lamare Lake Logging, Ltd – delivers the third largest volume of timber to mills in British Columbia today.

Raised just 35 miles south of the Ranch, the rich agricultural and livestock area between Naicam and Tisdale was planted in Dutcyvich's mind and heart. As the logging company's success burgeoned, he purchased his first “quarter” – 160 acres – about 20 years ago.

At this time, the 3L Ranch encompasses about 36,070 acres of productive and desirable land. This remarkable holding is comprised of about 19,170 acres of deeded land plus approximately 16,900 acres of strategic leased land.

Recently, David Dutcyvich turned Lamare Lake Logging, Ltd over to his two sons. He has now chosen to simplify life and his estate by offering the 3L Cattle Company Ranch near Naicam, Saskatchewan.

This straight-forward gentleman can drive interested parties through this ranching and agricultural empire and point out 10,000 to 20,000 acres of deeded land which could readily be added – something for the next vigorous and visionary owner to consider.



Cows and calves – evening grazing on the 3L Ranch.



Canola field – on west side of Ranch.



Field of grain on southeast side of Ranch.



The 3L Bar brand will transfer to Buyer.



Looking north across core of Ranch's deeded land.



Part of 15,500 acres of deeded grazing land.

OPERATIONAL DESCRIPTION

Given his long-time interest in cattle ranching, David Dutcyvich has emphasized beef production on the 3L Ranch; however, he has wisely grown cash crops every year.

The approximate livestock inventory on June 1, 2011 was as follows:

- 2,500 Brood Cows
- 350 Replacement Heifers
- 115 Bulls
- 2,250 Spring-Born Calves
- 80 Quarter Horses

This is a traditional cow-calf operation with calves born mid-April through the end of May. Most of the calves are carried over each winter for shipping as true yearlings in April and May with the lighter end carried into September.

The breeding program is based on quality Red and Black Angus cow herds – about 50% in each color:

- Straight Red Angus cows are bred to Red Simmental bulls and resulting heifers are then bred to Charolais bulls;
- Straight Black Angus cows are bred to Hereford bulls and resulting heifers are then bred to Black Simmental bulls.

Typical calf and yearling weights from this well-bred herd are as follows:

- Fall-Weaned Calves – Steers 600 to 650 Pounds
– Heifers 500 to 550 Pounds
- Yearlings – Steers 850 Pounds
– Heifers 775 Pounds

In addition to cash crops, the Ranch's fertile farmland produces about 14,000 tons of winter feed – silage, hay and straw. The winter requirement is generally about 2.50 tons per animal.

In 2011, the Ranch's land is being utilized approximately as follows:

Land Usages	Deeded Acres	Leased Acres	Total Acreages
Cattle Grazing	15,520	16,400	31,920
Hay & Forage	2,000	500	2,500
Cash Crops	1,650		1,650
	19,170 Acres	16,900 Acres	36,070 Acres

The Ranch has been in a constant state of expansion, especially in the last 10 years with about 1,000 acres having been purchased in 2011 alone. Until making the decision to sell, the five-year plan was as follows:

- Increase Brood Cow Herd to 3,000 Head;
- Increase Winter Forage Plantings to 3,500 Acres;
- Increase Cash Crop Plantings to 3,500 Acres.

OPERATIONAL ALTERNATIVES

With the Ranch's scale – 19,170 deeded acres and 16,900 leased acres – plus existing cattle-handling facilities and superb fencing, there are valid operational alternatives.

- The Ranch contains about 11,000 deeded acres of tillable land, most of which the Seller feels could be converted to cash crops with experienced management and solid agricultural practices.

If a Buyer chose this direction, the balance of the Ranch – approximately 8,100 acres of deeded land plus 16,900 acres of leased land – could be used for summer grazing of about 5,000 head of yearling cattle.

- Another possibility would be conversion of the entire operation to summer graze yearlings with retention of about 2,000 acres of hay land for use when cattle are being received. Again, with experienced management and quality livestock, the Seller thinks the Ranch could carry about 8,000 head from June 1st to October 30th every season.

Upon personal inspection, knowledgeable Prospective Buyers will readily understand the viability of these alternatives – and envision other combinations of use between crop and grass lands.



Yearlings average about 825 pounds at shipping time.



The Ranch has 207 miles of excellent fencing.

FENCING & ROADS

Because of the Ranch's combination cattle-and-grain operation, David Dutcyvich built and has carefully maintained about 207 miles of strong four-wire fence with treated posts and braces – using best materials.

This extraordinary investment in fencing enables smooth transitions between grazing and farming uses of the land. Concerns about livestock straying onto public roads or into valuable field crops are minimized.

Additionally, at least five miles of internal, privately-built roads have enhanced movement of cattle and farm machinery. Because of Dutcyvich's considerable experience in logging road construction, these private roads were constructed with ample base rock and plenty of culverts to enhance water flows from the many creeks, ponds and lakes threading through the Ranch.

OUTLINE OF LEASED LAND

Entity	Acres	Annual Payment	Grazing	Land Use Acreages	
				Grazing & Hay	Crops
Private Parties	4,760	\$145,000	4,280	140	340
Province of Saskatchewan	4,140	\$35,000	3,640	500	-0-
Kinistan Saulteaux Tribal Nation	8,000	\$50,000	8,000	-0-	-0-
Totals	16,900	\$230,000	15,920	640	340

The total annual cost of all leases averages about \$13.61 per acre.

REAL PROPERTY TAXES

In 2010, the Ranch paid \$66,719.00 in real estate taxes. Additional acreage has been purchased in 2011 so this number may increase to about \$70,000.00 – about \$3.60 per acre on 19,170 deeded acres.

WATER & MINERAL RIGHTS

The Ranch has no ownership of water and mineral rights which is often the case on Canadian farms and ranches as the Crown retained most of these rights when the Nation was formed. These rights were eventually passed on to the Provinces.

At this time, there are no limitations on water use from lakes and streams located on or flowing through the Ranch.



Many creeks, ponds and lakes provide unsurpassed water for livestock, waterfowl and wildlife.



Hay and pasture land.



Wind-rowsed hay field.

CROP & FORAGE PRODUCTION

The Seller has averaged the following crop yield averages per acre in almost 20 years of operating the 3L Ranch:

- | | |
|------------------------------|--------------------------------|
| • Spring Wheat – 60 Bushels | • Feed Barley – 75 Bushels |
| • Canola – 40 Bushels | • Silage Barley – 11 Wet Tons |
| • Oats – 85 Bushels | • Hay Barley – 4 Dry Tons |
| • Flax – 30 Bushels | • Feed Peas – 39 Bushels |
| • Canary Seed – 1,200 Pounds | • Alfalfa & Grass – 2 Dry Tons |
- (One Cut Then Pasture)

The Seller has established strong agricultural practices – timely planting with best available seed, consistent and full-measure fertilization, and timely harvesting with good equipment.

It should be noted that all of these crops are not planted every year – wise rotation contributes to ongoing productivity.

Additionally, it must be understood that all agricultural production is completely dependent on weather conditions – timely precipitation and sufficient growing season warmth.

CROP SEEDINGS – 2011

Canola	– Cash Crop	877 Acres
Oats	– Cash Crop	188 Acres
Barley	– Cash Crop	425 Acres
Peas	– Cash Crop	220 Acres
Silage Barley		314 Acres
Silage Blend		704 Acres
Green Feed		907 Acres



Field of peas on west side of Ranch.



Mowing grass hay – average yield of two tons per acre.

PRECIPITATION & CLIMATE

Average Annual Precipitation

Millimeters	– 412.50
Inches	– 15.85

The important planting and growing months of May through August receive 243.90 mm or 9.61 inches – 60% of the yearly total.

Saskatchewan enjoys Canada's brightest climate with about 2,250 hours of sunshine annually.

Temperature Ranges

Month	Day-Time Highs	Night-Time Lows
January	-13.5°C or 8°F	-23.3°C or -10°F
July	23.6°C or 75°F	11.2°C or 53°F

Average Frost-Free Period – 101 Days

Last Spring Frost	– May 28
First Fall Frost	– September 7

The foregoing statistics were obtained from the Saskatchewan Ministry of Agriculture Office in Tisdale and are based on measurements at the Melfort Station.

OVERVIEW OF BUILDINGS & IMPROVEMENTS

Because of the Ranch's extensive number of homes, buildings and improvements a more complete description is also available for interested parties. The construction year is noted for most buildings.

Owner's Compound

- Lodge – 2,500 sf – 2000
- Cabin – 400 sf – 2000
- Cabin – 400 sf – 2000
- Cabin – 400 sf – 2000
- Garage – 1,380 sf – 2007



Owner's Compound – lodge, three cabins, garage.



Well-built lodge – 2,500 square feet and not "over-the-top".



Three very comfortable guest cabins – each contain over 400 square feet.



Solid garage & storage – nice complement to Owner's Compound.



Mizhashk Lake from lodge deck – covers about 600 acres.



Mizhashk Lake in foreground looking north to Owner's Compound.

Buildings & Improvements

Cattle Headquarters

- Home – 1,200 sf – 1995
- Garage – 380 sf – 2005
- Office – 240 sf – 1991
- Shop – 1,600 sf – 1995
- Horse Barn – 2,160 sf – 1995
- Horse Barn – 1,600 sf – 1995
- Calving Barn – 3,000 sf – 1995
- Calving Barn – 2,400 sf – 1995
- Open Shed – 360 sf – 1995
- Grain Mill – 2000
- Grain Bins (5) – 8,500 bushels
- Corrals
- Loading Chute
- Above-Ground Fuel Tanks
 - Diesel 5,000 Ltr/1,320 Gal
 - Gasoline 4,000 Ltr/1,050 Gal



Entrance to 3L Cattle Headquarters.



Solid shipping chute.



Fuel storage and grain bins.



Partial view of extensive corrals and horse barn.



Cattle manager's home.

Buildings & Improvements

Large Feed Lot – Built in 2005

- Shop – 3,600 sf
- Chute House – 1,800 sf
- Grain Shed – 770 sf
- Feed Lot Pens – 2,000 head
- Truck Scales – 150 tons
- Grain Bins (14) – 63,000 bushels
- Fertilizer Bins (2) – 3,000 bushels

Note: Ranch Licensed for Expansion to 5,000 Head.

Small Feed Lot - Built in 2000

- Pens – 100 head capacity



2,500-head feedlot – Ranch is licensed for 5,000-head capacity.



Grain bins at Large Feedlot – 63,000 bushels of storage.



Truck scales at Large Feedlot with 150-ton capacity.



One row of feed bunks and wide alley.



Interior of chute house.



Stout shipping chute at Large Feedlot.

Buildings & Improvements

Farm Headquarters – Built in 1995

- Home – 1,350 sf
- Repair Shop – 480 sf
- Machinery Shed – 4,800 sf
- Horse Barn – 1,000 sf
- Bunkhouse – 480 sf
- Grain Bin – 2,000 bushels
- Above-Ground Fuel Tanks
 - Diesel 10,000 Ltr/2,460 Gal
 - Gasoline 5,000 Ltr/1,320 Gal



Spacious yard – grain bin, bunkhouse and horse barn.



4,800 square foot repair shop and 2,400 square foot machinery storage.



Farm manager's home.

Buildings & Improvements

Wittynek Place

- Home – 1,040 sf – 1975
- Garage – 280 sf – 1980
- Barn – 1,440 sf – 1980
- Shed – 120 sf – 1975

Biehn Place

- Grain Bins (8) – 16,500 bushels

Fehr Place

- Home – 1,200 sf – 1970
- Small Shed – 1970

McClaren Place

- Home – 1,100 sf – Remodel 1980
- Numerous Outbuildings & Corrals

Poffenroth Place

- Home – 1,250 sf – 1960
- Garage – 600 sf – 1940
- Shop – 3,240 sf – 1950
- Calving Barn – 1,150 sf – 1970
- Chute House – 280 sf – 1970
- Open Shed – 400 sf – 1960
- Open Shed – 860 sf – 1960
- Corrals
- Grain Bins (4) – 5,000 bushels

Mann Place

- Home – 1,200 sf – 2000
- Garage – 340 sf – 2000

Winter Range Facilities

- Corrals
- Grain Bins (7) – 8,000 bushels

Note: The foregoing information has been obtained from sources considered as reliable; however square footages, grain bin capacities, and fuel tank capacities have not been personally measured by the Seller or the Agent.



Beautiful mosaic of fertile land and plenty of water.



Poffenroth Place at north end of Ranch.



View of Biehn Place – 16,500 bushels of grain storage.

WILDLIFE – FISHING – RECREATION

David Dutcyvich has harvested trophy big game animals the world over and a large part of the 3L Ranch's appeal has been its abundant wildlife.

The Ranch harbors good numbers of big game animals – moose, elk, mule deer, whitetail deer, black and cinnamon bear all are frequently seen and are certainly harvestable.

During a helicopter flight last year, 60 moose were counted on the Ranch. A world record whitetail buck has been taken and any number of trophy bucks are readily spotted.

This region is one of the important flyways for migratory waterfowl in North America. The Ranch attracts innumerable flocks of Canadian geese – many will weigh 12 pounds – and every specie of ducks are seen in untold thousands.

Healthy bush areas hold many species of smaller wildlife and its skies are graced by hawks, eagles and songbirds.

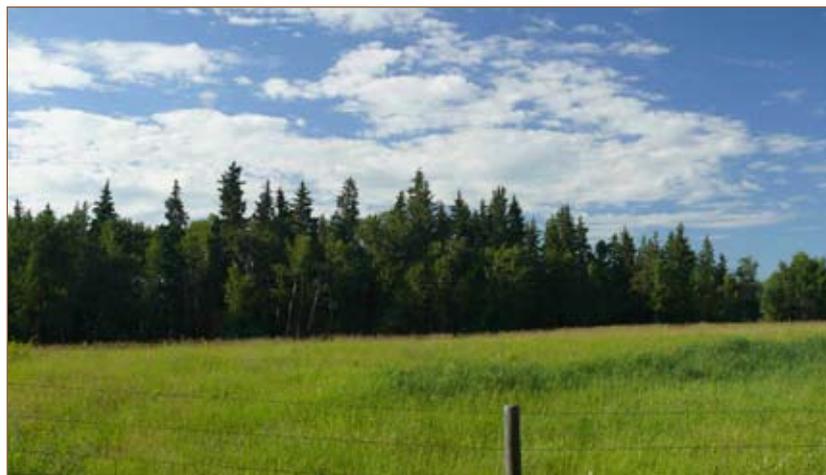
Walleye, pike and perch fishing is very satisfying. The Ranch's larger lakes hold abundant numbers and fishing on the Barrier River is considered very good.

The Ranch also enjoys about a mile of deeded frontage plus about three miles of Crown land on the Kipabiskau Lake – a beautiful six-mile long lake on the river full of fish with plenty of surface for leisure boating, water-skiing, and kayaking.

Mizhashk Lake, with about 600 surface acres, graces the Owner's Compound Parcel with a mile of frontage – providing a wonderful viewscape and quiet water for canoeing and kayaking.

The terrain is gentle and rolling – excellent for hiking, horse-back riding, ATV outings, and winter sports including snow-shoeing, cross-country skiing and tremendous snowmobiling.

The Saskatchewan Snowmobile Association developed a system of world-class, groomed snowmobile trails which connect to routes from Edmonton, Alberta and as far away as Flin Flon, Manitoba. Dutcyvich has wisely allowed trail access through the Ranch.



The Ranch's bush country harbors abundant wildlife.



Kipabiskau Lake in the foreground.



Great goose hunting – Waterfowl thrive in Central Canada.



Magnificent whitetail buck – many more frequent the Ranch.

LOCATION & ACCESS



About five miles of privately-built interior roads.

The 3L Cattle Ranch enjoys good access via national and provincial highways and rural municipal (county) roads.

Highways 6, 35 and 349 provide a “horseshoe” of paved roads from which well-maintained, all-season graveled roads run into both the Cattle and Farm Headquarters.

Driving distances from the Cattle Headquarters to surrounding towns and cities are approximately as follows:

Watson	-	63 Kms	-	39 Miles
Naicam	-	30 Kms	-	18 Miles
Tisdale	-	55 Kms	-	34 Miles
Melfort	-	68 Kms	-	42 Miles
Saskatoon	-	218 Kms	-	135 Miles
Regina	-	251 Kms	-	156 Miles

Naicam is a small village replete with an auto-truck dealer, bank branches, elementary school, churches and Chan's – a surprising Chinese cafe.

Tisdale is a complete small Western Canadian town of about 3,800 people with a 24-bed hospital plus requisite goods and services to support agricultural and livestock operations. Cumberland Regional College rounds out this bustling town.

Melfort – population about 5,200 known as “the City of Northern Lights” – also supports this fertile region at the crossroads of Highways 3 and 6. Melfort Union Hospital offers a wide spectrum of clinical services.

Good commercial airline connections at the Saskatoon and Regina International Airports bring the Ranch into reasonable global reach.



Looking across Ranch land located on Highway 349.

SASKATCHEWAN



Saskatoon on the River.

Saskatchewan – “*swift flowing river*” in the Cree tribal tongue – covers 588,300 square kilometers or 227,100 square miles. The Province’s 2011 population was estimated at 1,094,000 with 257,000 living in Saskatoon and about 210,000 residing in Regina – the Provincial Capital.

Centered between Manitoba and Alberta – these three “*prairie provinces*” comprise a bread-basket of world-wide importance – Saskatchewan was first inhabited by the Chippewa, Cree, Saulteaux, Assiniboine, Astina and Sioux – all First Nation Tribes.

Henry Kelsey, an English explorer arrived, in 1690 and was soon followed by fur trappers and traders of the Hudson’s Bay and the North West Companies. Early settlement began in 1774 – serious colonization commenced in the late 1800s.

In the 1870s, the Crown purchased much of the land previously granted to the fur trading companies and formed the Dominion of Canada. Saskatchewan was one of the provisional districts under the Northwest Territories Act of 1876.

The transcontinental Canadian Pacific Railway, crossing Saskatchewan in 1884, opened up the prairies to settlement and concerted efforts to plow grass and plant wheat. Much of the native prairie was converted to cropland by 1930. By 1927 Saskatchewan led Canada in the production of wheat, oats, rye and flax. This leadership continues today along with newer crops of canola, barley, peas, lentils and canary seed.

One of the most significant events in Saskatchewan’s history was the founding of the University of Saskatchewan in 1907. Established as an agricultural college, its remarkable 2,400-acre campus is situated on the east bank of the South Saskatchewan River and is the pride of the Province.

With agricultural research as its founding purpose, no university in North America has extended a more successful outreach to transform research theory into practice in the fields, rangelands and forests.

The College of Agriculture was formed in 1909 followed by the College of Engineering in 1921. In 1964, the Western College of Veterinary Medicine was

established. This school quickly gained international acclaim in animal reproduction, infectious diseases, toxicology and wildlife health.

The University of Saskatchewan offers over 200 academic programs and has gained deserved stature in many disciplines. Research remains as this wonderful educational beacon’s reason for existence – with discoveries such as cobalt-60 cancer therapy indicative of its ever-broadening influence and achievement. Currently, the University hosts nearly 17,000 undergraduate students, almost 2,000 post-graduates, and about 800 who are pursuing doctoral degrees.

While millions of acres of productive cultivated farmland, largely unsullied natural grasslands, and renewable forests are Saskatchewan’s underpinning, considerable economic diversity has surfaced in recent years.

The Province leads the world in potash production. Oil and gas production continues to leap along with mining and refining of significant uranium deposits. Even diamond production is growing. It is the ninth largest supplier of oil to the United States possessing proven reserves of 1.2 billion barrels of conventional oil plus 1.5 barrels of recoverable tar sands oil.

Saskatchewan has been, until quite recently, Canada’s undiscovered province. Going forward, the enormous hunger of China and India along with other rising nations for the food, fiber and energy produced by the Province is leading to unprecedented demand for its abundant natural resources and productive land.

Canada has clearly understood its role and opportunities as a major producer and exporter of natural resources to the world for over 300 years. Much of its vast territory was discovered by the intrepid Scottish, English, Irish, French and Russian explorers driven to harvest beaver pelts for fashionable top hats worn by European aristocrats and upper-crust commoners.

This recognition and wise production of natural resources along with the conservative financial practices instituted by early Scottish bankers – still largely in place – have enabled this rich nation to enjoy relative stability in today’s heavy political and economic seas. None of the Provinces surpass the truly remarkable attitude and positive business climate evidenced in Saskatchewan today.



University of Saskatchewan.

SUMMATION

The 3L Ranch represents one of the most attractive large land holdings now available in Saskatchewan and Western Canada. Twenty years of careful, patient assemblage have resulted in one of the best balanced beef and agricultural combinations to surface in many decades.

The wonderful combination of Saskatchewan's "black soil" and timely growing season precipitation – averaging 60.98 mm or 2.41 inches per month from May through August – is a true wonder of nature. This timely moisture and plenty of sunshine combine to create a yearly explosion of crop and grass growth not often found in North America.

There is solid potential for expansion of the Ranch as many long time neighbors are "graying". With thoughtful considerations, such as granting life estates on homes and a couple of acres, the succeeding owner could strategically expand and continue blocking up the Ranch.

Farm land south of the 49th Parallel has escalated to between \$3,000 and \$5,000 US per acre in the past two years – some recent sales in Iowa have been reported at \$7,500 per acre on 300 to 400-acre parcels.

The value of grazing land has lifted cattle ranch prices in the Western States to between \$8,000 and \$12,000 per animal unit.

Sources considered to be reliable report that Saskatchewan's grain farm land values have appreciated at about 8.00% annually from 2006 through 2010.

The same sources indicate that deeded range land values have been moving upward at about 3.00% per year during the same period.

Now is a very propitious time for farmers and ranchers on both sides of the Border to seriously consider Saskatchewan in general and the 3L Cattle Ranch specifically.

The same can be said to Canadian and international investors seeking the stability of the most useful, productive and enjoyable of all "hard" assets – farm and ranch land – located in one of today's most favorable national economies.

Finally, the 3L Ranch offers an unusual opportunity to participate and invest in the highly-respected and satisfying endeavor of producing food and fiber for ever-expanding domestic and global markets on a significant and seldom available scale.



Spring-born calves average about 600 pounds by Fall.



Some favorite saddle horses – the Ranch runs 80 to 100 head.

OFFERING PRICE & CONDITIONS OF SALE

The 3L Cattle Ranch Offering Includes the Following Assets:

• 19,170 Acres of Deeded Land @ \$1,092 per Acre	\$20,926,900
• 17,900 Acres of Leased Land @ 204 per Acre	3,647,000
• Buildings & Improvements	4,386,100
	<hr/>
	Real Estate
• June 2011 Cattle Inventory – Subject to Change	\$28,960,000
– 2,500 Brood Cows	6,500,000
– 350 Replacement Heifers	
– 115 Bulls	
– 2,250 Spring-Born 2011 Calves	
• Machinery & Equipment Inventory	2,000,000
	<hr/>
Total Offering Price	\$37,460,000 CAN

It is possible that a purchase of 3L Cattle Company, Ltd's stock might be negotiated subject to approval from the Seller's solicitors and accountants and the Seller's final agreement.

Conditions of Sale:

- All Prospective Buyers must demonstrate – to the Seller's satisfaction unquestioned financial capability to consummate a purchase prior to scheduling an inspection of the Ranch;
- All Offers to Purchase must be in writing and accompanied by an earnest money deposit check or wire transfer in the amount of 3.00% of the Offering Price;
- Earnest money deposits will be placed in an escrow account approved by the Seller;
- Each Offer must also be accompanied with the name and telephone number of the Purchaser's private banker to assist the Seller in ascertaining the Purchaser's financial ability to consummate a purchase;
- The Seller will provide copies of titles dated June 16, 2011 from the Province of Saskatchewan's Land Title Registry for each parcel of deeded land.
- The Seller will execute all documents required to assign and transfer all grazing leases appurtenant to the Ranch.

Buyers' Brokers Are Welcome and Cordially Invited to Contact C. Patrick Bates for Information Regarding Cooperation Policies.

This Offering is Subject to Errors, Omissions, Prior Sale, Change or Withdrawal Without Notice and Approval of Purchase by the Seller. Information Regarding Land Classifications, Acreages, Carrying Capacities, Etc., are Intended Only as General Guidelines and Have Been Obtained from Sources Deemed Reliable. Accuracy Is Not Warranted or Guaranteed by the Seller nor by Bates Sanders Swan Land Company. Prospective Purchasers Should Verify All Information to Their Sole and Complete Satisfaction.



An early grain farmer's first iron horse.



Rarin' to go!

3L



Barrier River in foreground looking south across the Ranch.

3L CATTLE COMPANY

3L

NAICAM, SASKATCHEWAN

RANCH LEGEND

LAND OWNERSHIP

OWNED & DEEDED LAND 3L Cattle Company Ltd & Related Entities	19,170 ACRES
LEASED PRIVATE LAND 2,400 Acres Not Portrayed On Map	4,760 ACRES
LEASED SASKATCHEWAN CROWN LAND	4,140 ACRES
LEASED TRIBAL RESERVE LAND Kinistin Sauteaux Nation	8,000 ACRES
APPROXIMATE TOTAL CURRENT OPERATION	
LAND UNDER PURCHASE OPTION - NOT USED	1,120 ACRES

LAND USE - 2011

	OWNED & DEEDED LAND	PRIVATE - CROWN - TRIBAL LEASED LAND
LIVESTOCK GRAZING	15,520 ACRES	16,400 ACRES
LIVESTOCK HAY & FORAGE	2,000 ACRES	500 ACRES
COMMERCIAL CASH CROPS	1,650 ACRES	- 0 - ACRES
APPROXIMATE TOTALS	19,170 ACRES	16,900 ACRES

LOCATION of IMPROVEMENTS

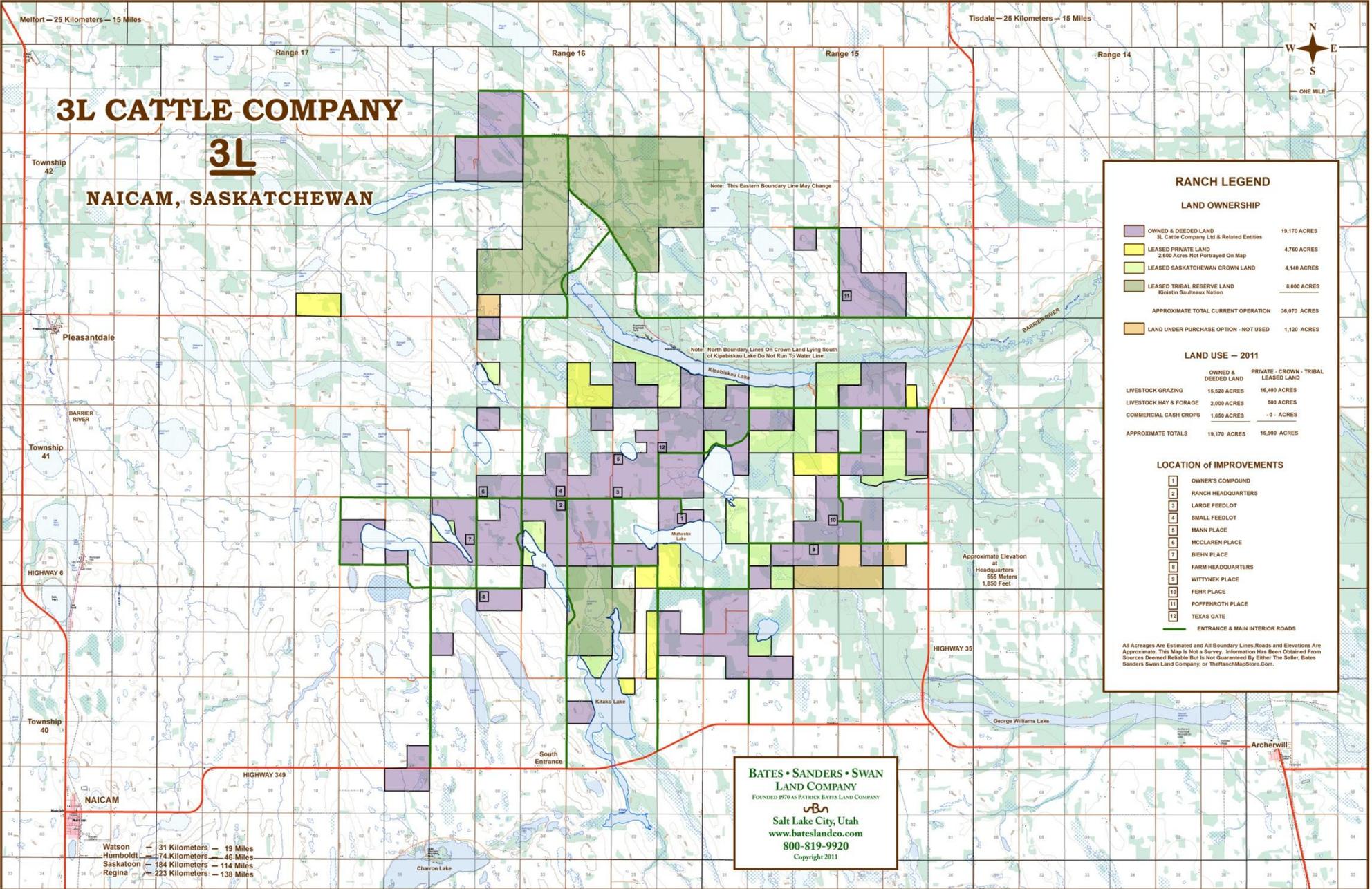
- 1 OWNER'S COMPOUND
 - 2 RANCH HEADQUARTERS
 - 3 LARGE FEEDLOT
 - 4 SMALL FEEDLOT
 - 5 MANN PLACE
 - 6 MCCLAREN PLACE
 - 7 BIENH PLACE
 - 8 FARM HEADQUARTERS
 - 9 WITTYNEK PLACE
 - 10 FEHR PLACE
 - 11 POFFENROTH PLACE
 - 12 TEXAS GATE
- ENTRANCE & MAIN INTERIOR ROADS

All Acres Are Estimated and All Boundary Lines, Roads and Elevations Are Approximate. This Map Is Not a Survey. Information Has Been Obtained From Sources Deemed Reliable But Is Not Guaranteed By Either The Seller, Bates Sanders Swan Land Company, or TheRanchMapStore.com.

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Watson — 31 Kilometers — 19 Miles
 Humboldt — 74 Kilometers — 46 Miles
 Saskatoon — 184 Kilometers — 114 Miles
 Regina — 223 Kilometers — 138 Miles





www.3LCattleCo.com

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