

**Commercial proposal**  
Of sale of full property complex  
Of agricultural LLC

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**Name of the object – 2 LLC (the same owner) (in the initial list № 8.)**

**Information about 1<sup>st</sup> object:**

Location - Zhytomyr region, Chervonoarmeisky district

Land bank - 2 600 hectares

Bonitet - 37-45

Land-lease contracts for 5-20 years

Assets - grain warehouse, dryers, requirement facilities

Form of the sale - corporate rights

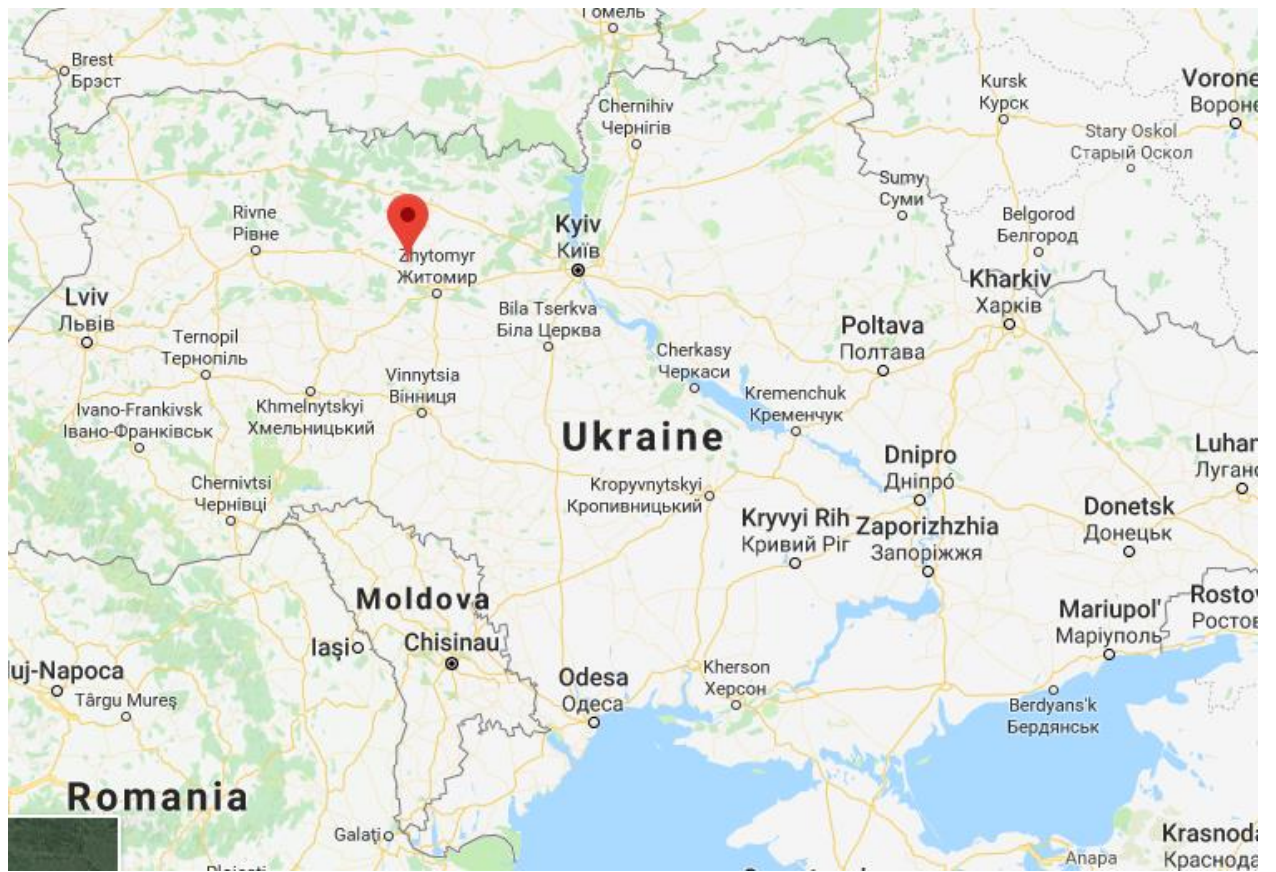
Price - 1 430 000 USD (550 USD per hectare)

After harvest the 2<sup>nd</sup> LLC will be proposed.

Land bank – 4 000 hectares (the territory of 2 councils)

The soil is cultivated

The land bank can be increased to 2 000 extra hectares

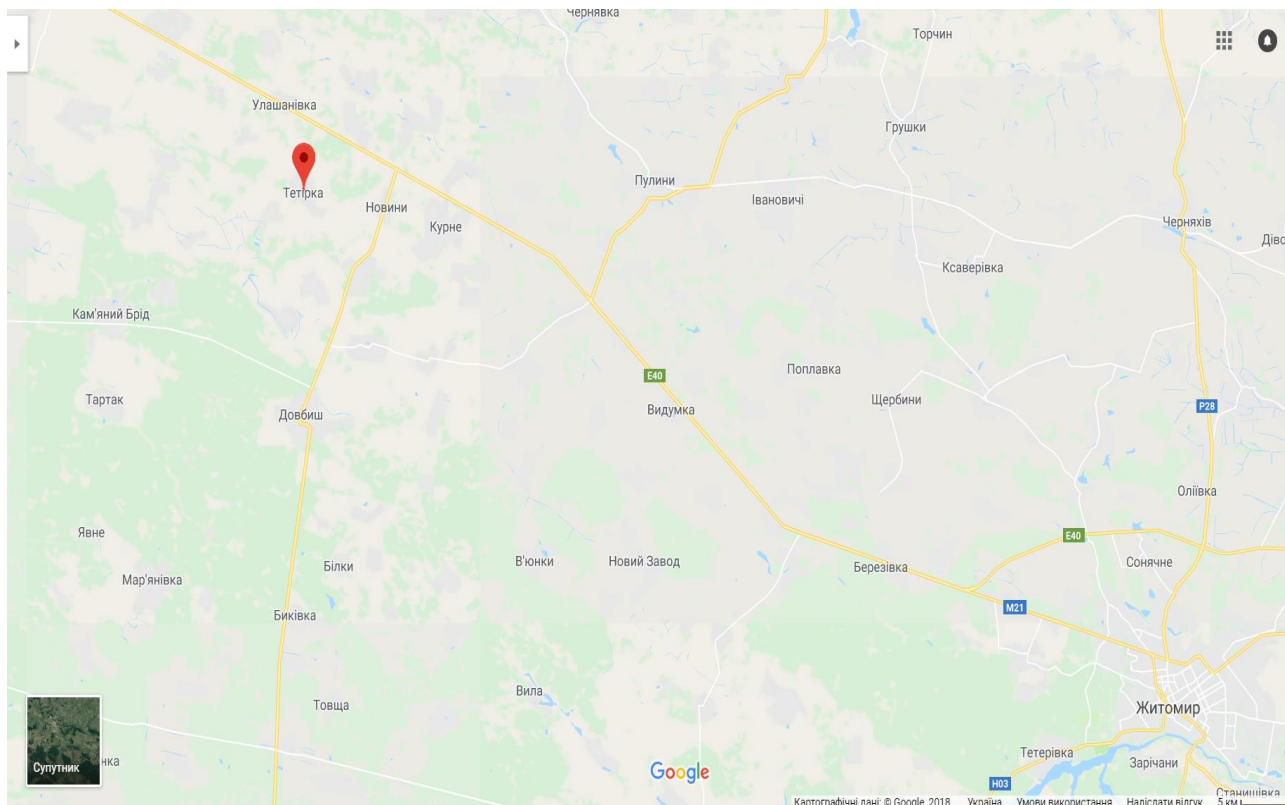


# Content

1. Location. Distances.....	3
2. Land for pig farm.....	3
3. Land bank.....	6
4. Real estate and facilities.....	6
5. Amenities.....	8
6. Other property. Cattle.....	9

## 1. Location. Distances

The agricultural LLC “Tetirske” is located in Tetirka village of Chervonoariyskiy district of Zhytomyr region at a distance of 3,5 km. from the road of international value **E40**.



Distance from Tetirka village to the main geographical objects:

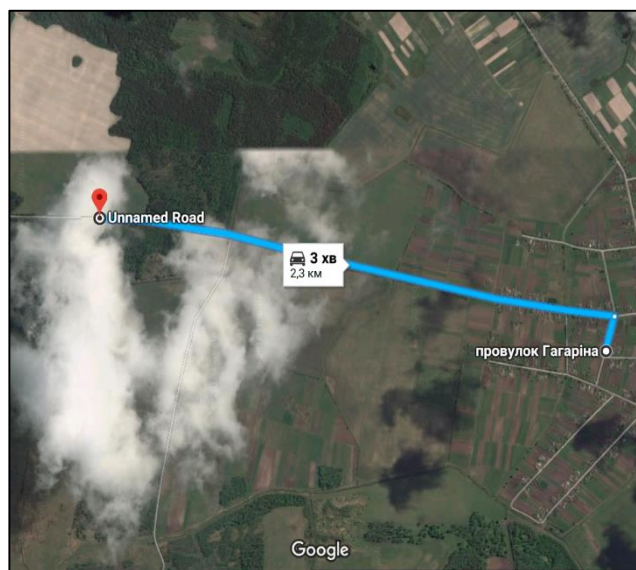
Zhytomyr city –	60 km.
Urban village Chervonoarmiysk –	29 km.
Kyiv –	199 km.
Border with Poland (using the road E40) –	420 km.

## 2. Land for pig farm

Land for accommodation of pig farm is based near Tetirka village from the side of the road E40 on a distance of 1,5 km.

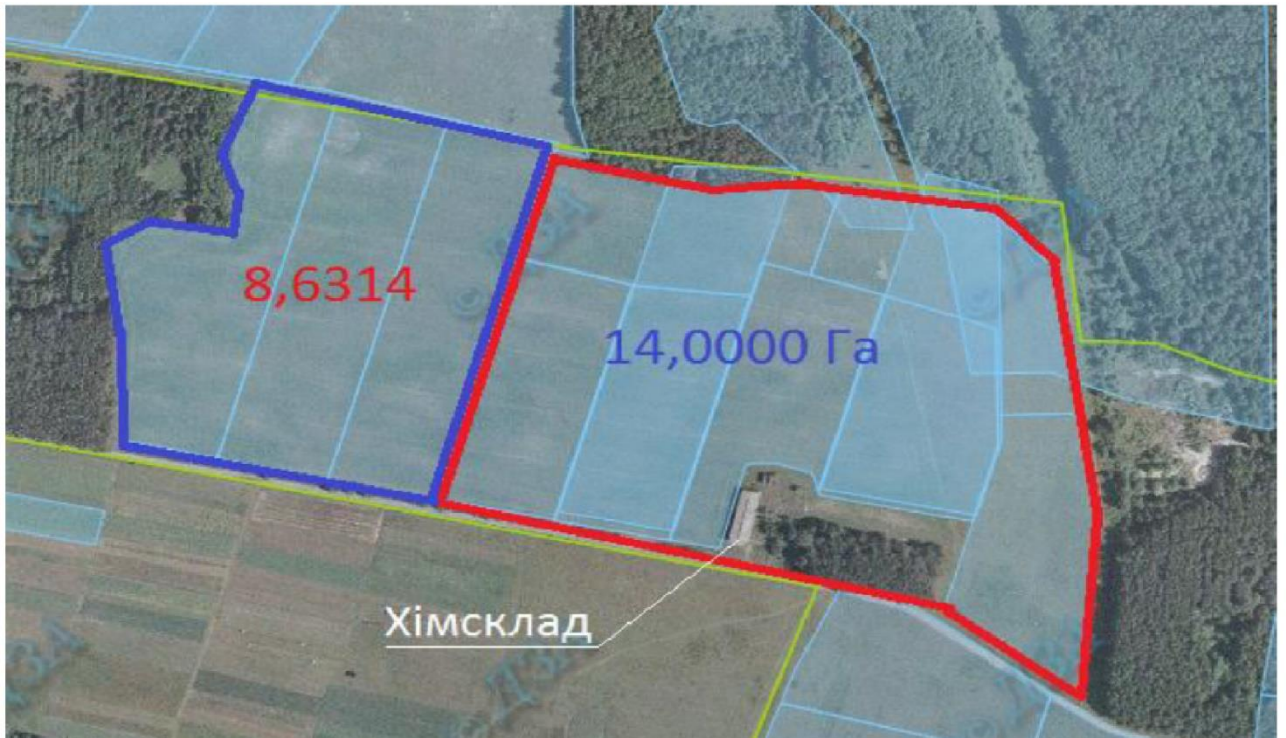
The actual area of the site is 15,7418 ha, duly completed area of which is – 14,0000 ha, that are owned by individuals. The other is under chemical storage. Now they are in the status of registration of title documents on land.

Purpose of land is 01.03 (for personal farming) of the classificatory

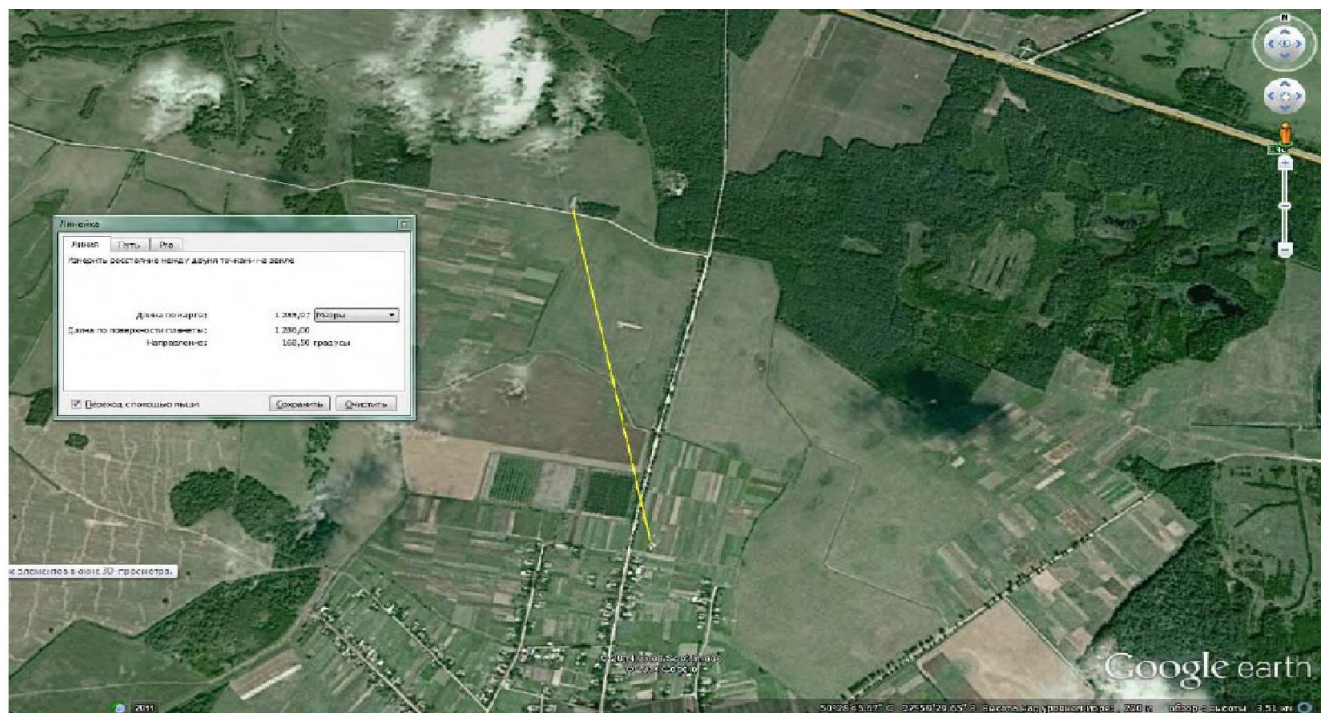


There is a possibility of extension of the site in quantity of 8,6314 ha.

Purpose of adjacent land is - 01.01 (for conducting commodity of agricultural production)



Distance from the boundaries of the land plot to the nearest house is about 1286 m.





### 3. Land bank

Land bank of agricultural LLC “Tetirske” is formed by the lands of collective agricultural enterprise “Peremozhets” and amounts 1553 Ha (watch the table for the details). The lands are based in the administrative boundaries of Tetirka, Hjdjrivka and Muravnya villages, mostly outside the settlements.

Name of the indicator	Unit	Quantity
Land bank of all lands including:	Ha	1553,00
- Private property of the individual	Ha	1276,00
Term of the lease from 5 till 10 years	Ha	1276,00
- State and communal property	Ha	254,00
Term of lease up to 5 years	Ha	254,00
Property:		
Land under economic courts	Ha	23,00

According to the State Geocadastr of the average price for 1 Ha of arable land in Zhytomyr region as for 01.01.2017 is 20 580,98 HRN.

Thus the normative size of the monetary valuation of the land bank of agriculture LLC “Tetirske” is:

$$1\ 553\ 600\ \text{Ha} \times 20\ 580,98\ \text{HRN}/\text{Ha} = 31\ 962\ 261,94\ \text{HRN}.$$

### 4. Real estates and facilities

The property of agriculture LLC is 44 buildings and structures, with the total area of 23 368,5 m<sup>2</sup>. More details about area and state of buildings you can see in table that is lower. All title documents on buildings and structures are duly completed and the land plots under them are in the state of registration.

№	Name of the indicator	Unit	Quantity
1	Barn №1, A (the state is satisfactory)	Sq.m.	862,20
2	Barn №2, B (needs overhaul)	Sq.m.	1895,60
3	Calf house, B (the state is satisfactory)	Sq.m.	1233,40
4	Pigsty, D (the state is satisfactory)	Sq.m.	656,10
5	Canopy on hay E (the state is satisfactory)	Sq.m.	293,20
6	Artificial insemination point, E (the state is satisfactory)	Sq.m.	42,70
7	Canteen, 3(the state is satisfactory)	Sq.m.	150,80
8	Canteen, 4(the state is satisfactory)	Sq.m.	175,80
9	Calf house №4, B (the state is satisfactory)	Sq.m.	1351,50
10	Calf house №2, C (the state is satisfactory)	Sq.m.	1384,50
11	Calf house №1, D (the state is satisfactory)	Sq.m.	1384,50
12	Calf house №3, E (the state is satisfactory)	Sq.m.	1359,30
13	Stables, G (needs overhaul)	Sq.m.	1587,80
14	Carpentry workshop, 3 (needs overhaul)	Sq.m.	393,70
15	Feeder, I (needs overhaul)	Sq.m.	97,60
16	Boiler house for the feeder, J (the state is satisfactory)	Sq.m.	1288,30
17	Combine harvester K (the state is satisfactory)	Sq.m.	56,10
18	Grain storage, L (the state is satisfactory)	Sq.m.	131,20
19	Mill, M (the state is satisfactory)	Sq.m.	793,20
20	Potato storage, N (the state is satisfactory)	Sq.m.	885,40
21	Canopy near the pantry O (the state is satisfactory)	Sq.m.	767,80
22	Canopy for grains P (needs overhaul)	Sq.m.	687,00
23	Canopy near the pantry R (the state is satisfactory)	Sq.m.	504,60
24	Grain storage, S (the state is satisfactory)	Sq.m.	573,60
25	Weighing room, T (the state is satisfactory)	Sq.m.	95,90

26	Storage for building materials U (the state is satisfactory)	Sq.m.	99,60
27	Fire depot, V (the state is satisfactory)	Sq.m.	174,90
28	Repair shop, W (the state is satisfactory)	Sq.m.	322,70
29	Storage for spare parts X (the state is satisfactory)	Sq.m.	334,90
30	Canopy for the tractor garage Y (the state is satisfactory)	Sq.m.	731,60
31	Canopy Z (the state is satisfactory)	Sq.m.	330,20
32	Medicinal plants storage (the state is satisfactory)	Sq.m.	216,70
33	Canopy for drying flax (the state is satisfactory)	Sq.m.	483,00
34	Silo trench, 1 (the state is satisfactory)	Sq.m.	
35	Silo trench, 2 (the state is satisfactory)	Sq.m.	
36	Barn №1, A (needs overhaul)	Sq.m.	828,90
37	Barn №2, B (the state is satisfactory)	Sq.m.	1413,00
38	Stables, B (needs overhaul)	Sq.m.	90,70
39	Artificial insemination point, D (the state is satisfactory)	Sq.m.	74,30
40	Smith, E (the state is satisfactory)	Sq.m.	60,00
41	Barn for hay, G (the state is satisfactory)	Sq.m.	265,50
42	Storage of mineral fertilizers H (needs overhaul)	Sq.m.	572,90
43	Storage of natural fertilizer I (the state is satisfactory)	Sq.m.	
44	Garage, B (the state is satisfactory)	Sq.m.	76,20
In all			23 368,50



## 5. Amenities

Information about connected electrical power of buildings and structures you can see in lower Table.

The name of connected object	Unit	Quantity
Sawmill (Tetirka village)	KW	250,00
Feeder (Tetirka village)	KW	160,00
Tractor Park (Tetirka village)	KW	250,00
Farm (Hodorivka village)	KW	160,00
Farm (Muravnya village)	KW	160,00
In all		980,00

Water supply is carried out by four wells with a capacity of 8.4 cubic meters / hour.

1. Well №1 in Tetirka village, based on a distance 350 m. in the north from the tractor figures, depth is 110 m.; capacity is 2 cubic meters / hour
2. Well №2 in Hodorivka village, based on a distance 50 m. in the south from the cattle farms, depth is 120 m.; capacity is 1 cubic meters / hour
3. Well №3 Tetirka village, based on a distance 500 m. in the south from the village boundaries, depth is 120 m.; capacity is 1,8 cubic meters / hour
4. Well №4 Muravnya village, based on a distance 70 m. in the north from the village boundaries, depth is 65 m.; capacity is 3,6 cubic meters / hour

## 6. Other property. Cattle

The property of agriculture LLC is 45 buildings and structures, with the total area engineering units for the fieldwork performance. List and technical condition watch the table below.

	Name of the indicator	Unit	Quantity
1	Tractor MTZ- 82, 2017 ( the state is good)	pcs	1
2	Tractor MTZ-80, 1988 (the state is satisfactory)	pcs	1
3	Tractor UMZ-6, 1979 (the state is satisfactory)	pcs	1
4	Tractor UMZ-6, 1984 (the state is satisfactory)	pcs	1
5	Tractor UMZ-6, 1985 (the state is satisfactory)	pcs	1
6	Tractor UMZ-6, 1991 (the state is satisfactory)	pcs	1
7	Tractor T 25, 1986 (the state is satisfactory)	pcs	1
8	Tractor John Dir 6320, 2005 (the state is satisfactory)	pcs	1
9	Tractor John Dir 7920, 2006 (the state is satisfactory)	pcs	1
10	Tractor DT 75, 1980 (the state is satisfactory)	pcs	1
11	Tractor K701, 1990 (the state is satisfactory)	pcs	1
12	Truck SAZ-3507, 1985 (the state is satisfactory)	pcs	1
13	Truck SAZ-3507, 1988 (the state is satisfactory)	pcs	1
14	Truck SAZ-3507 (the state is satisfactory)	pcs	1
15	Truck KAMAZ -5320, 1980 (the state is satisfactory)	pcs	1
16	Fire truck GAZ- 53 A, 1980 (the state is satisfactory)	pcs	1
17	Car Daewoo Lanos, 2008	pcs	1
18	Car Niva, 2016	pcs	1
19	Front loader Manitu, 2016 (the state is satisfactory)	pcs	1
20	Trailer tractors (the state is satisfactory)	pcs	3
21	Plough (the state is satisfactory)	pcs	1
22	Cultivator (the state is satisfactory)	pcs	2
23	Disc harrow (the state is satisfactory)	pcs	2
24	Crop machinery for planting (the state is satisfactory)	pcs	4
25	Fertilizer spreader (the state is satisfactory)	pcs	2
26	Machinery for protecting agricultural crops (the state is satisfactory)	pcs	3
27	Roller blade (the state is satisfactory)	pcs	1
28	Press packer (the state is satisfactory)	pcs	2
29	Combine harvester, 1988 (needs overhaul)	pcs	1
30	Combine harvester (the state is satisfactory)	pcs	1
31	Machinery for post-harvest work (grain cleaning machine) (the state is satisfactory)	pcs	2
32	Milking system (the state is satisfactory)	pcs	1
33	Milk cooling-purifier (needs overhaul)	pcs	1
	In all		45

One of the economical activity of the agriculture LLC is bovine cattle breeding

Information about the presence of cattle and the cost of weight you can see in the table below.

Bovine cattle species	Weight (kg.)	Market price with VAT	Price (HRN)
Black and white cows	27 365,00	32,00	875 680,00
black and white blacks	3 384,00	35,00	118 440,00
Young stock black and white	110 771,00	34,00	336 214,00
Meaty cows	60 549,00	32,00	1 937 568,00
Meaty blacks	6 586,00	35,00	230 510,00
Meaty young stock	17 503,00	40,00	700 120,00
In All	126 158,00		4 228 532,00