

RE/MAX



BAKKER DAIRY

407197  
ROAD 2  
ENGLEHART,  
ON

*Your Farm, Your Farm Realtor.*





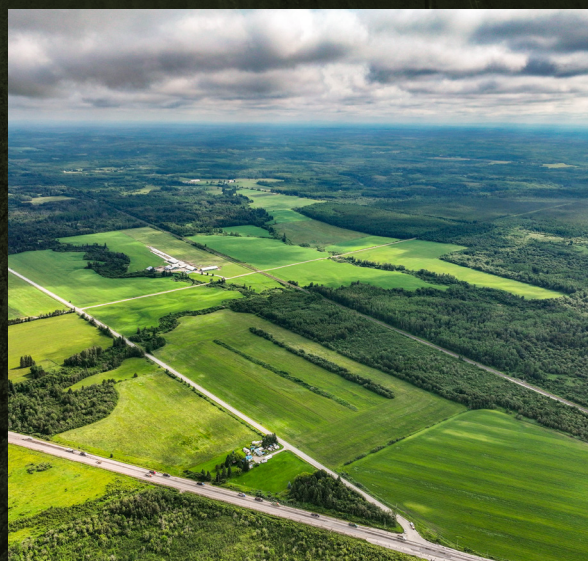
ONGOING DAIRY FARM FOR SALE IN ENGLEHART, ONTARIO, FULLY EQUIPPED WITH 82 KG OF SALEABLE QUOTA AND SUPPORTED BY OVER 600 ACRES OF LAND ACROSS 6 PARCELS, WITH APPROXIMATELY 275 ACRES WORKABLE.

THIS LARGE-SCALE OPERATION IS CENTERED AROUND A MODERN FREE-STALL BARN WITH 77 STALLS, STRAW BEDDING, AND TWO GEA R9500 MILKING ROBOTS INSTALLED IN 2019.

THE FARM IS WELL LAID OUT FOR EFFICIENCY, WITH GEA HERD MANAGEMENT SOFTWARE IN PLACE, A FULL RANGE OF SUPPORT BUILDINGS INCLUDING A LARGE HEIFER BARN BUILT IN 2017, TRADITIONAL BANK BARN, COVERALL, AND GRAIN STORAGE, PLUS A COMPLETE LINE OF INCLUDED EQUIPMENT.

THIS IS A STRONG WORKING FARM WITH A SUBSTANTIAL AND CONTIGUOUS LAND BASE, OFFERING A MIX OF PRODUCTIVE FIELDS WELL-SUITED TO SUPPORT ONGOING DAIRY OPERATIONS. DESIGNED FOR EFFICIENCY AND COW COMFORT, THIS PROPERTY PROVIDES THE INFRASTRUCTURE AND SCALE NEEDED TO OPERATE SUCCESSFULLY FROM DAY ONE.

WITH A SOLID MILKING HERD, ROBOTIC AUTOMATION, AND SIGNIFICANT LAND HOLDINGS, THIS IS AN EXCEPTIONAL OPPORTUNITY FOR THOSE LOOKING TO GROW OR ESTABLISH THEIR PRESENCE IN ONTARIO'S DAIRY SECTOR.



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## MAIN BARN

- 160 FT LONG BY 52 FT WIDE TWO-ROW FREE-STALL BARN, CONSTRUCTED IN 2002.
- 77 MILKING STALLS WITH STRAW BEDDING FOR OPTIMAL COW COMFORT.
- A LARGE MANURE STORAGE BUILDING (150 FT X 70 FT), BUILT IN 2017, IS LOCATED DIRECTLY OFF THE REAR OF THE BARN.
- SKID STEER SCRAPING SYSTEM FOR EFFICIENT MANURE HANDLING.
- SIDE FEED ALLEY ALLOWS FOR EASY FEEDING ACCESS
- SIDEWALL CURTAIN VENTILATION SYSTEM AND MANUAL CHIMNEY VENTS PROVIDE EXCELLENT NATURAL AIRFLOW.
- LED LIGHTING THROUGHOUT THE BARN FOR ENERGY-EFFICIENT & BRIGHT LIGHTING
- MILK IS STORED IN A 5,150-LITER BULK TANK.
- DRILLED WELL PROVIDES A STEADY FLOW OF 20 GALLONS PER MINUTE.
- WATER SOFTENER AND FILTRATION SYSTEM IN PLACE FOR WATER QUALITY MANAGEMENT.
- INCLUDES BARN OFFICE AND DEDICATED COMPUTER/CONTROL ROOM FOR OPERATIONS AND HERD RECORDS.

## HERD AND PRODUCTION:

- HERD INCLUDES APPROXIMATELY 95 MILKING COWS AND 14 DRY COWS.
- APPROXIMATELY 70 REPLACEMENT HEIFERS ARE ON-SITE.
- **PERFORMANCE METRICS:**
  - **AVERAGE DAILY MILK PRODUCTION:** 23 TO 24 LITERS PER COW
  - **AVERAGE BUTTERFAT:** 4.22%
  - **AVERAGE PROTEIN:** 3.08%
  - **AVERAGE DAYS IN MILK:** 167
  - AVERAGE 2.4 MILKINGS PER DAY
  - **PREGNANCY RATE:** 37%







## ROBOTIC MILKING FACILITY

- TWO GEA DAIRYROBOT R9500 ROBOTIC MILKING UNITS INSTALLED IN 2019.
- AVERAGE OF 2.5 MILKINGS PER COW PER DAY REFLECTS EXCELLENT COW TRAFFIC AND COMFORT.
- ROBOTS ARE SERVICED BY CENTRE LAITIER, JUST 30 MINUTES AWAY.
- GEA HERD MANAGEMENT SOFTWARE MONITORS MILK PRODUCTION, HEAT DETECTION, AND COW HEALTH IN REAL TIME.
- HIGH SCC QUARTERS CAN BE AUTOMATICALLY DIVERTED TO A SEPARATION CONTAINER FOR CALF FEEDING.
- PIT-STYLE DESIGN AT ROBOT ENTRY ALLOWS FOR ERGONOMIC MILKING OF FRESH COWS AND MONITORING.
- ROBOTIC MILKING GREATLY REDUCES LABOR DEMAND WHILE ENHANCING COW-LEVEL TRACKING AND HERD EFFICIENCY.

## SUPPORTING INFRASTRUCTURE

- 152' X 60' OPEN PEN BARN (BUILT 2017), PREVIOUSLY A GOAT DAIRY BARN, NOW OFFERS FLEXIBLE USE FOR LIVESTOCK OR EQUIPMENT.
- FRONT SECTION, FORMERLY THE MILK HOUSE AND PARLOUR, IS NOW A HEATED WORKSHOP.
- FULL CONCRETE FLOORING.
- LED LIGHTING AND MULTIPLE ACCESS DOORS FOR EASE OF USE AND VERSATILITY.
- LARGE ORIGINAL BANK BARN CURRENTLY USED FOR HOUSING HEIFERS AND DRY COWS.
- 125' X 50' COVERALL BUILDING PROVIDES FLEXIBLE STORAGE OR LIVESTOCK SHELTER.
- GRAIN STORAGE INCLUDES THREE LARGE BINS FOR FEED OR GRAIN HANDLING.
- 40' X 100' OPEN-FRONT DRIVE SHED IDEAL FOR MACHINERY AND HAY STORAGE.







# EQUIPMENT INCLUSIONS

THIS TURNKEY OPERATION INCLUDES A WIDE SELECTION OF TRACTORS, SKID STEERS, FORAGE TOOLS, MANURE EQUIPMENT, AND BARN INFRA-STRUCTURE SUPPORT.

## TRACTORS & SKID STEERS:

- FORD 8000 TRACTOR (~5,000 HRS)
- FORD TS100 (~8,000 HRS)
- FORD TW25 (~10,500 HRS)
- FORD NH 5640 (~17,000 HRS)
- CATERPILLAR 216B SKID STEER (~13,500 HRS)
- CATERPILLAR 226B SKID STEER (~7,000 HRS)
- JOHN DEERE 690 EXCAVATOR

## FORAGE, FEEDING & HAY EQUIPMENT:

- NEW HOLLAND PROBELT 450 BALER
- POTTINGER 352 DISCBINE
- NEW HOLLAND 6750 DISCBINE
- TUBE-LINE TL 6000 AX2 BALE WRAPPER
- VALMETAL 5500 AGRI-CHOPPER (BALE CHOP- PER)
- NEW HOLLAND 354 MIX MILL GRINDER X2
- NEW HOLLAND 353 ROLLER MILL
- 18' HAY WAGON

## MANURE HANDLING:

- NUHN LIQUID MANURE TANK
- NEW HOLLAND 195 MANURE SPREADER
- NEW IDEA 3632 MANURE SPREADER
- HUSKY MANURE PUMP
- LELY 1-TON FERTILIZER SPREADER
- LUCKNOW 7.5' SNOWBLOWER

## TILLAGE & CULTIVATION:

- Salford PLOW
- 3-POINT CHISEL PLOW
- VIRCON 21' CULTIVATOR
- HARROGATOR 20'
- CHAIN HARROW 26'

## AUGERS & GRAIN HANDLING:

- 8" X 41' ELECTRIC AUGER
- 7" X 30' SAKUNDIAK AUGER
- 2 HOPPER WAGONS

## TRAILERS & MISCELLANEOUS:

- 48' HIGHWAY TRAILER WITH JOEDOG
- 30' EQUIPMENT TRAILER
- SMALL DUMP TRAILER
- TWO 8-TON UNDER CARRIAGES
- PRESSURE WASHER
- 50 KW PTO GENERATOR
- SEMEN TANK
- ALL BARN TOOLS INCLUDING SHOVELS, SCRAPERS, FORKS, ETC.
- LUCKNOW 7.5' SNOWBLOWER

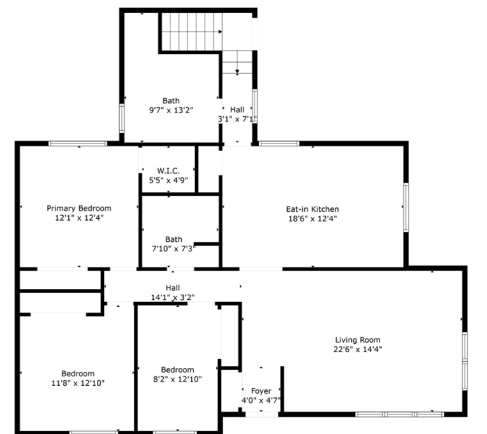
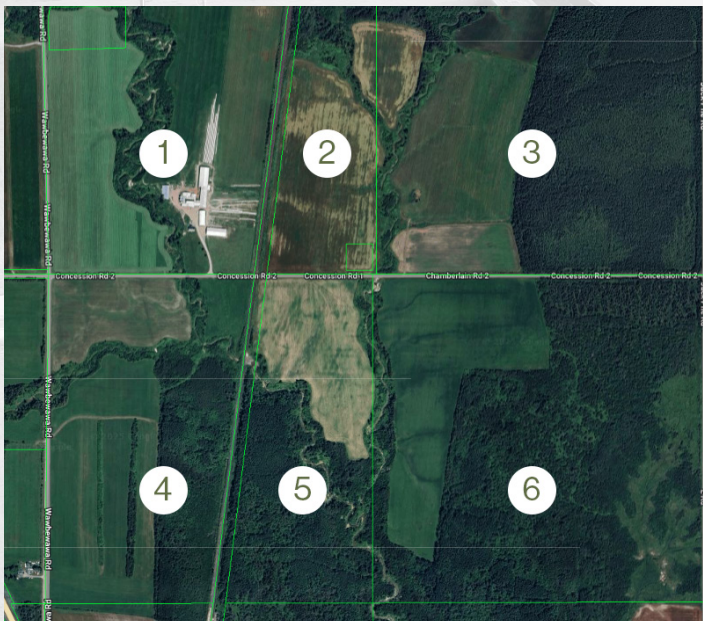




# LAND MAP & ACREAGE SUMMARY

THE FARM INCLUDES SIX DEEDED PARCELS TOTALING 617 ACRES, WITH APPROXIMATELY 275 ACRES OF WORKABLE LAND. FIELDS ARE A MIX OF SYSTEMATICALLY TILED, RANDOM TILE, AND NON-TILED ACREAGE, OFFERING FLEXIBILITY IN ROTATION AND USAGE.

- **PARCEL ONE (HOME FARM):**  
109 ACRES TOTAL; SOME TILE DRAINAGE.
- **PARCEL TWO (EAST OF HOME FARM):**  
41 ACRES; SYSTEMATICALLY TILED.
- **PARCEL THREE (FURTHER EAST):**  
157 ACRES; NO TILE.
- **PARCEL FOUR (SOUTH OF HOME FARM):**  
89 ACRES; PARTIAL RANDOM TILE DRAINAGE.
- **PARCEL FIVE (SOUTHEAST):**  
60 ACRES; MOSTLY PASTURE AND/OR HAY GROUND.
- **PARCEL SIX (SOUTHEAST):**  
157 ACRES; 25 ACRES SYSTEMATICALLY TILED, 35 ACRES WITH RANDOM TILE.
- **ADDITIONAL NOTES:**
  - **TOTAL ACREAGE:** 617 ACRES
  - **WORKABLE ACREAGE:** APPROXIMATELY 275 ACRES
  - ADDITIONAL RENTAL LAND AVAILABLE NEARBY TO EXPAND CROPPING OR FORAGE PRODUCTION.



## RESIDENCE

- COMFORTABLE 3-BEDROOM, 1.5-BATHROOM HOME
- APPROXIMATELY 1,600 SQ. FT. OF FINISHED LIVING SPACE
- HEATMOR OUTDOOR WOOD-STOVE PROVIDES EFFICIENT, COST-EFFECTIVE HEATING
- NEWER STEEL ROOF FOR ADDED DURABILITY AND PEACE OF MIND
- SPACIOUS LIVING ROOM WITH AMPLE NATURAL LIGHT
- LARGE, EAT-IN KITCHEN — IDEAL FOR FAMILY MEALS AND ENTERTAINING







GET IN TOUCH WITH US TODAY TO DISCUSS YOUR NEXT MOVE!



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