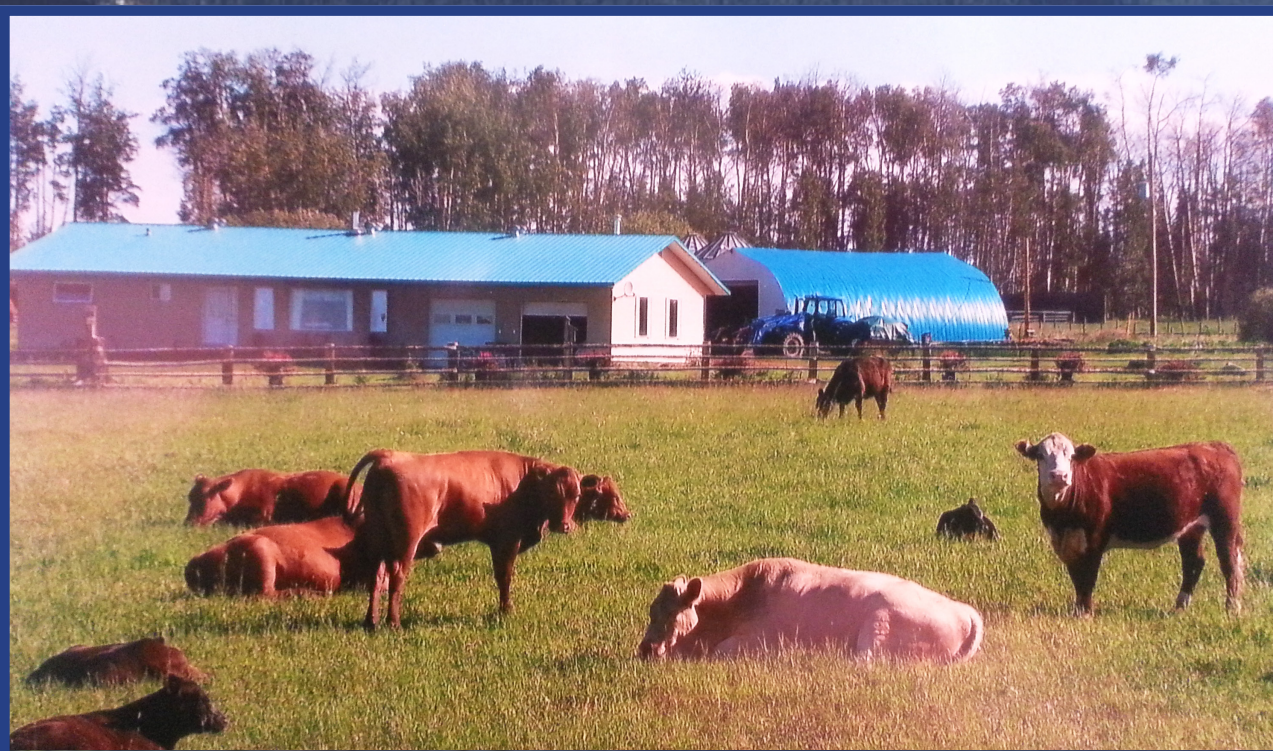


Sutton<sup>®</sup>

Sutton Group  
Seafair Realty  
Independent  
Member Broker

# John Lovelace Team

INVESTMENTS AND ACREAGES THROUGHOUT BRITISH COLUMBIA



BUSINESS FOR SALE

## Rhode Ranch

### British Columbia

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# RHODE FARM BRITISH COLUMBIA

## EXECUTIVE SUMMARY - 8000 ACRES

This ranch at one time was an operating cereal crop farm. Just 30 miles North of Fort St. John with good soils that run from clay to sandy soil.

There is 5000 acres of the total that is under crops. Right now it is run as a profitable ranch with 1 million dollar income. As of March 15, 2015 there were 670 head with 600 head ready to calf.

The investor has three options. He could run the acreage as a going concern for the cattle business or he could sell off the cattle and run it as an alfalfa export business. Or, he could put the operation back into cereal crop production.

The total cost of the acreage is \$5.6 million.

The Equipment is valued at an extra 1 million and there is approximately 2 million in cattle at auction prices.

There is also oil revenue on the property of \$33,000.00 annual income.

Naturally all farming/ranch models to be determined by the buyer's own independent evaluations.



## RHODE FARM BRITISH COLUMBIA

### LISTING

Another John Lovelace Team exclusive listing:  
A magnificent 8000 acre cattle ranch.

This is a great time to get into the cattle  
business and we have the perfect operation with  
a successful 25 year track record. Located in the  
fertile Peace River district, just North of Fort St. John,

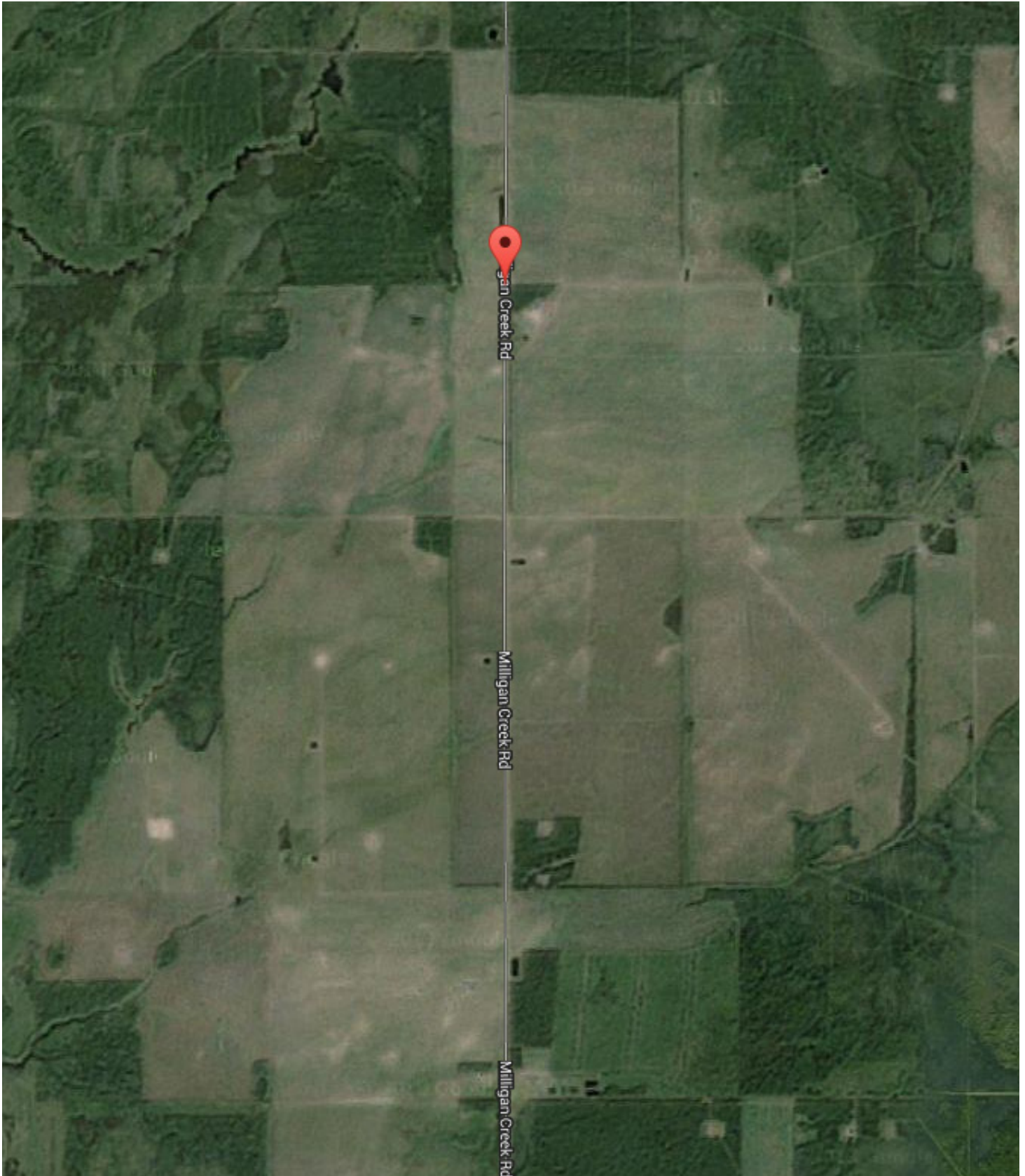
this prime ranch is being sold as an ongoing  
business.

The farm is offered at just \$700.00 an acre, plus  
equipment and cattle financing available.

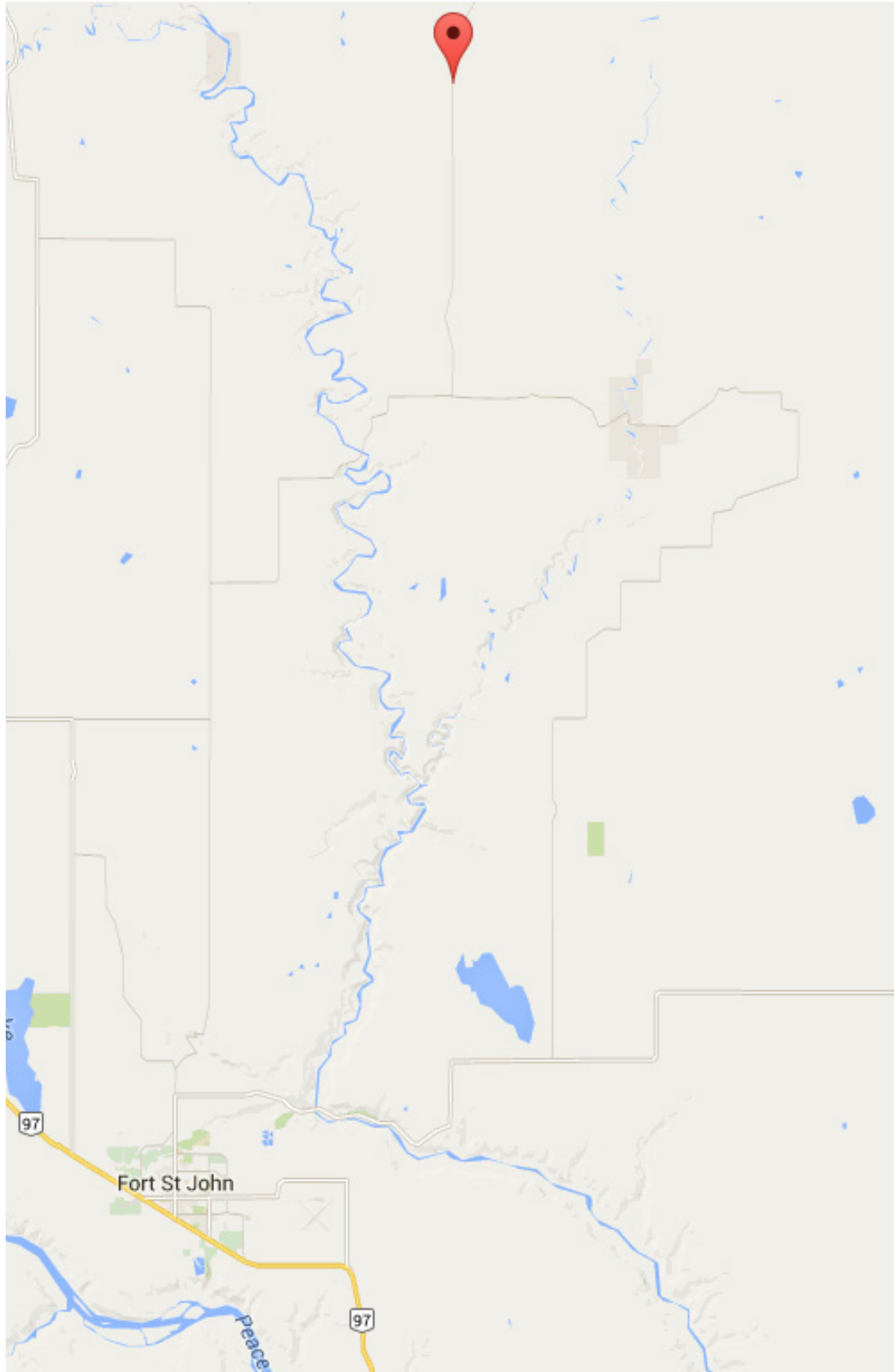
This one won't last long.



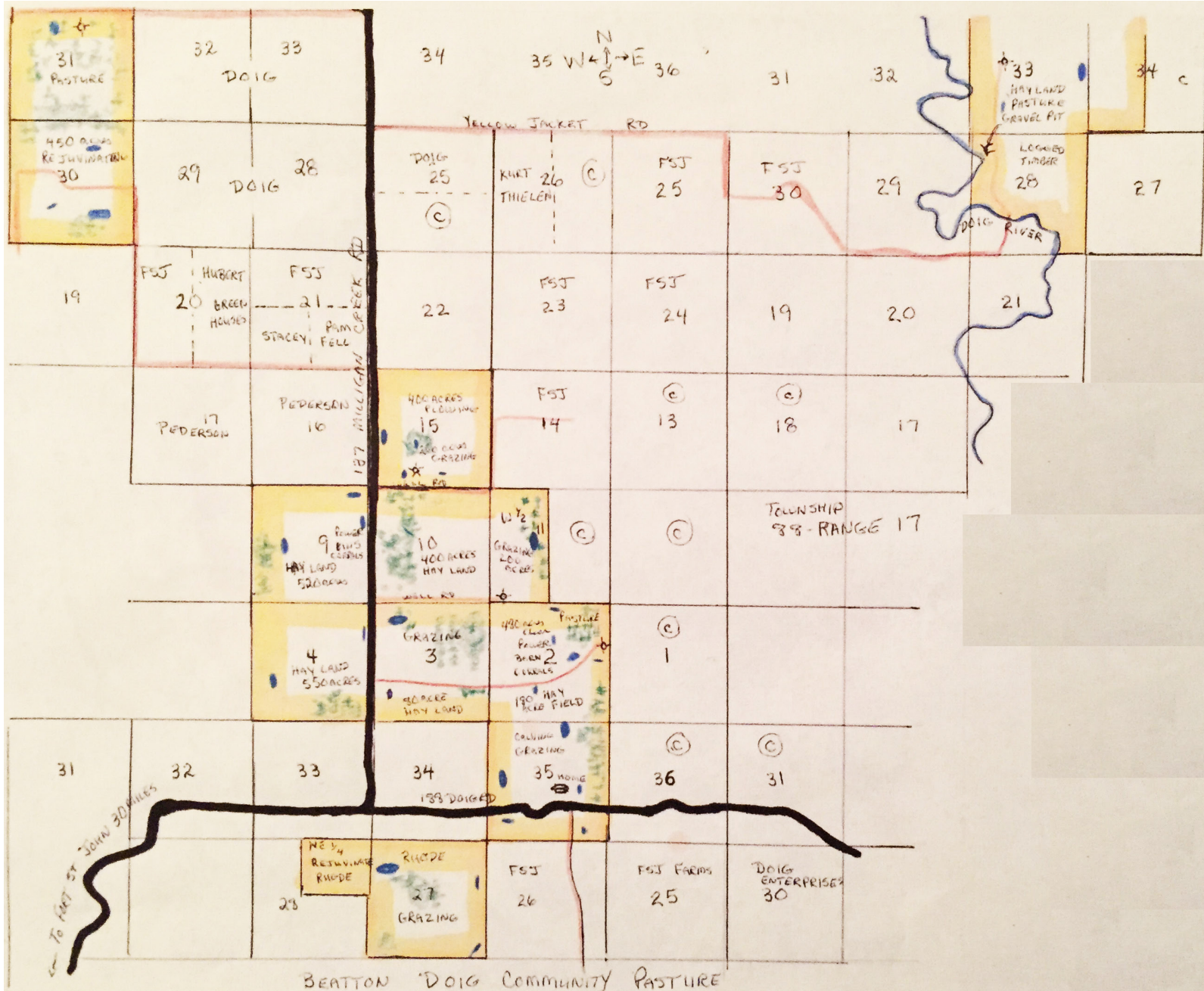
# MAP OF RHODE RANCH



# MAP OF RHODE RANCH



# MAP OF RHODE RANCH



## LISTING PHOTOS





# LISTING PHOTOS



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## LISTING PHOTOS



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## LISTING PHOTOS





# LISTING PHOTOS



## LISTING PHOTOS



# LISTING PHOTOS



# LISTING PHOTOS



# LISTING PHOTOS



## THE TEAM

John holds a dual Real Estate Broker / Financial license and has been involved with over 200 million dollars in real estate transactions in Canada. He is a current Sutton Platinum Award winner for 2013.

Previously he was a holder of the Million Dollar Citation award, the Presidents award from COPA and a businessman of the year award. He is also well known as an expert in Rural Canada from hosting a National TV series for 12 years. John owns and fly's his own aircraft and is the current chairman of the Century Flight Club of Canada.



Georgia Primar has been a licensed Real Estate broker with Sutton Realty for four years. She comes to the real estate industry with an extensive business background including owning and operating a successful enterprise in downtown Vancouver. She has chosen to specialize in selling and servicing prime rural acreages and investments throughout British Columbia.

As a married mother of two young children, she recognizes the importance of an environmental stewardship. Georgia's role within the John Lovelace team is to develop and maintain connections and relationships with clients.



Dan is a licensed Real Estate broker with Sutton Group Sefair Realty, though his experience and passion for buying, selling and investing in Real Estate has been a part of his life much before. He has bought and sold homes in the lower mainland, condos in Edmonton, farm acreage in Washington state; currently he is turning a 10 unit resort/apartment complex on Lake Osooyos into a 50's theme summer cottage rental.

As an investor himself, Dan he has chosen to specialize in selling and servicing prime rural acreages and investments throughout British Columbia.



Alex is our team Specialist in the BC Provincial Nominee immigration Programme for foreign investors. He is a licensed senior immigration consultant. Alex is fluent in Mandarin and worked with one of the leading trading companies in China. Alex will be going to China in the fall of 2014 to meet with potential Chinese investors. Prior to that he will be working on behalf of the team with a Chinese trade delegation looking at BC agricultural opportunities.



Jocelyn Lee brings her creative and organizational skills to her marketing role at the John Lovelace Real Estate Team office. All electronic and print productions were designed by Jocelyn, which have both elevated our web presence and impressed our various clients. She is more than content to be on a dynamic team and looks forward to what the future of the John Lovelace brings.



# John Lovelace Team

INVESTMENTS & ACREAGES THROUGHOUT B.C.



The John Lovelace Team specializes in unique properties and businesses all over the province of British Columbia. From hotels, aircraft operators to some of the largest farms in Western Canada, we are the experts.

In 2015 we will be bringing to market more than 100 new and exciting

listings, hand picked by our team for excellent investments opportunities in British Columbia! So, if you are in the market to invest in one of the strongest real estate markets in Canada then work with a name you can trust.

John Lovelace specializing in Real Estate since 1979.

**Georgia Primar 604-644-5821**

**John Lovelace 604-970-5449**