



Borlänge, Finngårdarna 13

Dalarna

Finngårdarna is a well-built dairy farm that accommodates 225 cows and is KRAV-standard certified for organic production. Today approx. 232 ha of land is farmed incl. agricultural leaseholds and 78 ha under contract farming agreements. The property, land, farmhouse and agricultural buildings are for sale together, and the farm operating company which owns cows, machinery and leases can be purchased separately.

The English translation of this property description is not legally binding, and may contain minor errors. It is therefore the buyer's responsibility to check all material details included in the description. Only Swedish records and documentation will be used for the Deed of Conveyance, appendices and information about the property.



Brief facts

Plot area/land	67.99 ha	Price	SEK 22,000,000
Type of pricing	Highest offer		

Organic dairy farm for 225 cows with a rotary milking parlour and a new dry-cow/young-stock barn.

The farm is in a beautiful location with enormous potential.

The present owners have renovated and extended the farm so that it is currently a fully-fledged dairy farm for 225 cows, with KRAV certified production.

The hub of the farm has been designed for efficient operations, based on the modern milking parlour which was built in 1998. Through the extension, which includes a dry-cow and young-stock barn, the owners have ensured that there is sufficient space for the farm's replacement calves and that the milking parlour can always run at full capacity with milking cows. An extended manure facility and silage bunker storage mean that there is now a balance between all the components needed for the farm's production. They have also demolished old silo towers and buildings to make space for transportation around the farm and better logistics. The farmhouse has been renovated and converted with a modern layout which has been opened up to bring the fields and rolling mountains that surround the farm into view.

About the property

Type of property	Agriculture
Property unit designation	BORLÄNGE FINNGÅRDARNA 2:22
Main specialisation	Milk
Code	120 - Developed agricultural unit
Region	Dalarna
Street address	Finngårdarna 13
Post code	78198
Town	Borlänge
Plot area according to	Lantmäteriet (Swedish Mapping, Cadastral and Land Registration Authority)
Plot area/land	679 990 m ²
Total area	679 990 m ²
Year of tax assessment	2020
Taxable value is	Fixed
Taxable value of buildings	SEK 6 072 000
Taxable value of land	SEK 1 839 000
Total taxable value	SEK 7 911 000
Price	SEK 22 000 000, highest offer

Sales process

Description of sales process	The sale will take place through an open bidding process for which all participants must have arranged full financing in advance. Prospective buyers wishing to participate in the bidding are requested to register their interest in the attached form. The start date for the bidding process will be notified in good time. Once the bidding ends, the seller will decide who can purchase the property and the contract is to be signed as soon as possible.
Terms of payment	10% of the purchase price is to be paid in cash as a deposit upon contract signing, and the remainder is to be paid upon completion.

Information about the property

Livestock

The farm has a KRAV certified herd of dairy cattle of around 200 cows and young stock of about 400 animals. Over the last three years, the yield of milk has been:

Year.....	No. of cows.....	F%.....	P%.....	ECM kg
2020.....	192.....	4.5.....	3.6.....	9 929
2021.....	207.....	4.6.....	3.6.....	9 769
2022.....	202.....	4.7.....	3.6.....	9 587

Arable land

Arable land, approx. 51.2 ha according to map and SAM (application for EU funds). The land is close to the centre of the farm. The land is grassy and mainly consists of silt/lighter clay soil.

Grazing land

Grazing land, 4.85 ha according to map and SAM application.

Wetlands

Wetlands, approx. 1.14 ha according to SAM application. The land is eligible for compensation under the management of wetland and dams.

Property acquisition permit

The property is located within a land consolidation area which means that a property acquisition permit is required.

Farm operating company

Purchasing of the farm's operating company can be added to the property. The company owns cattle, machinery, fodder storage, agricultural leases covering approx. 172 ha of land, approx. 50 ha of arable land farmed under contract farming agreements, and approx. 28 ha grazing land. A description of the farm operating company is presented separately.

Solar cells

A solar power facility was recently installed, including 180 solar panels on top of the milking parlour. The output of the solar panels is approx. 70 000 kW, which is half of the total consumption.

CowManager

CowManager is a system that monitors the livestock 24/7. The system measures activity, eating time, rumination, resting time and temperature. An alert is sent to a mobile phone or computer if the cow/heifer is on heat or shows signs of illness. The system has been ordered for installation in autumn/winter.

Mortgages

Mortgages

6

Total amount

SEK 12 158 910

Other rights and burdens

Communal facility

Borlänge Halvarsgårdarna Ga:9

Communal facility

Borlänge Halvarsgårdarna Ga:8

Rights burden

Contractual easement: Water pipe - See description

Rights burden

Contractual easement: Water pipe and sewerage pipe - See description

Local association

BORLÄNGE FINNGÅRDARNA S:2

Rights benefit

Official easement: Road

Rights benefit

Official easement: Road

Rights benefit

Official easement: Right to use a five-metre-wide area for agricultural transport, marked on the map as 2081-2675.1 - Road (Väg)

Rights burden

Official easement: Tree removal - Tree removal

Local association

BORLÄNGE FINNGÅRDARNA S:1

Rights burden	Utility easement: High-voltage current
Rights burden	Utility easement: Telecommunications
Contractual rights	Contractual easement WATER PIPE
Contractual rights	Contractual easement WATER PIPE AND SEWERAGE PIPE

Buildings

FARMHOUSE

General information

House building, farmhouse	
Year of construction	1970
Valuation year	1970
Building type	Single-storey building
Number of bedrooms	4
Taxable value of building	SEK 1 742 000
Habitable area (BOA)	188m ²
Secondary area (BIA)	9m ²
Last renovated	2021
Description of rooms	Completely renovated, converted home with open-plan layout in the kitchen and living room. Large windows with a view of the fields and the Romme Alpin mountains. The building has new surfaces, a new kitchen, a recently renovated toilet with a shower and laundry room. The house has new windows with extra glazing in the kitchen, living room and office. Additional insulation of 60cm has been added to the roof and sun blinds have been fitted on the living room and kitchen windows. This house is an L-shaped building with a glazed conservatory and a patio in a south-facing, sunny and quiet position.

Building

Ground	Moraine
Foundation	Slab on the ground
Roof/roof cladding	Sheet metal
Outside walls	Brick walls
Windows	Double-glazed windows
Structure	Wood
Water	Municipal water
Sewerage	Individual sewerage
Type of heating	Electricity - hot water central heating
Brand of central heating unit	Focus boiler

Costs

Annual electricity consumption	25 000 kWh/year
Number of people in the household	3
Heating	SEK 37 500
Chimney-sweeping	SEK 402
Water and sewerage	SEK 3 750
Waste collection	SEK 1 536
Insurance	SEK 4 500
Fibre-optic cable	SEK 2 100
Total running costs	SEK 49 788
Description of costs	Cost of heating is calculated at a price of 1.50 SEK/kWh.

Energy declaration

Energy status	No energy declaration performed
Energy description	Heating currently done via electric heating in a combi-boiler. Wood and pellets can also be used in the boiler.

MILKING PARLOUR*General information*

Valuation year	1998
Surface area	600m ²
Taxable value of building	SEK 1 080 000
Description	Milking section: Concrete walls with a wooden superstructure and metal roof. Milking in a Westfalia carousel with 22 stalls. Heat recovery from refrigeration of milk for heating dishwater. Pre-cooling of milk using an ice bank so that the milk is cooled before it enters the 15 m ³ milk tank. The building also includes a holding pen, treatment/calving section with 9 pens, veterinary room and a staff room with a shower and toilets. The staff room has underfloor heating. Westfalia carousel with automatic take-offs, Dairyplan C21 and a washing machine in the centre of the carousel. Unfurnished second-storey level with space for farm office and a viewing platform. Recently installed CowManager activity program to find cows in the shed, monitor health, heat and so on. The building also has 180 recently installed solar panels on the roof.

BARN*General information*

Year of construction	1997
Valuation year	1997
Surface area	1 440 m ²
Taxable value of building	SEK 2 161 000
Description	Barn: non-insulated wooden building with fibre cement roofing. Space for 186 stalls in the barn with mobile feeding table, water system with circulating water heated by electricity. Mechanical manure removal via manure gullies with new scrapers, 2018, and stalls with 30mm rubber matting. Insulated barn curtains, Isocell 2019, automatic. Underground conduit to pump well. Total storage capacity for manure is 6 000 m ³ divided into 2 connected manure pits. Water to the farm comes from a deep well and connection to the municipal water.

DRY-COW AND YOUNG STOCK BARN*General information*

Year of construction	2021
Surface area	1,240 m ²
Description	Steel building with wooden walls, concrete floor and metal roof. Mobile feeding table in the centre. Scraping gullies with DeLaval manure scraping system. Young stock section with adapted stalls for different sizes of cattle with 131 spaces and a dry-cow section with 24 spaces.

LOOSE HOUSING BARN*General information*

Year of construction	1989
Surface area	440 m ²
Description	Wooden building with metal roof and sunken deep straw bedding, scraping gully and feeding table along an open side with automatic water dispensers.

CALVING BARN*General information*

Description of year of construction and year of renovation/extension	Renovation 2017
Surface area	400 m ²
Taxable value of building	SEK 450 000
Description	Insulated wooden building with 7 calf pens with straw bedding and 42 spaces, 3 pens with 15 spaces and 7 pens for sucking-calves with 14 spaces. A total of 71 spaces for calves. The building has a slatted floor with under-barn storage of manure.

SILAGE BUNKERS

Agricultural building

General information

Taxable value of building

SEK 225 000

Description

There are four concrete silage bunkers: three are older bunkers, the two largest of which have new asphalt foundations from 2021, one is 10 m x 36 m, two are 12 m x 36 m, and there is also one new bunker built in 2022, 16 m x 36 m. All bunkers have a 3 m storage height, and the total storage capacity is approx. 5 400 m³.

WORKSHOP

Agricultural building

General information

Surface area

70 m²

Taxable value of building

SEK 126 000

Description

Wooden building with metal roof and concrete floor. Door height 3.3 m and width 4.2 m.

POLE SHED

Agricultural building

General information

Surface area

310 m²

Taxable value of building

SEK 144 000

Description

Wooden building with metal roof, gravel floor and open long side.

WATER PUMP HOUSE

Agricultural building

General information

Area

18 m²

Description

This building houses the water system with a new water pump from 2022 and a back-up generator Mecca alte EPC32 2S4, 45-54 kVA.

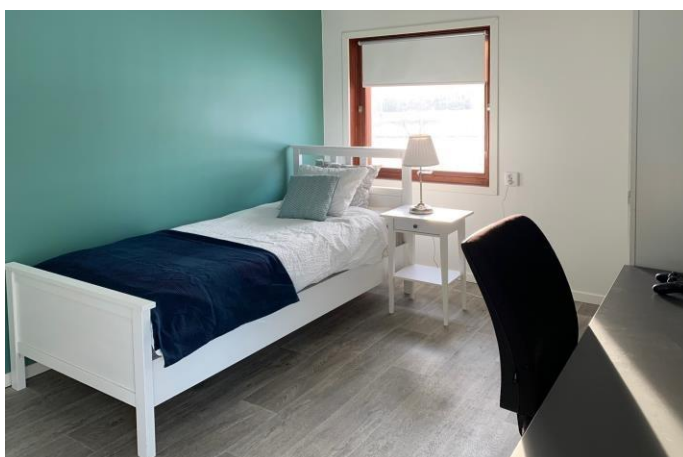
Other

School, pre-school up to year 6 in Halvarsgårdars school, and years 7-9 and upper secondary school in Borlänge. Grocery store in Sällnäs approx. 1km away. Other services in Borlänge approx. 10 km away. Romme Alpin mountains and ski resort, approx. 3km.

Directions by road

Drive from Borlänge towards Ludvika on road 50 for approx. 7km, thereafter take the road towards Sällnäs for approx. 3km, the farm is on the left-hand side.







BORLÄNGE FINNGÅRDARNA 2:22

Date of document	25 October 2022			
Property	BORLÄNGE FINNGÅRDARNA 2:22 Approved FR: 27 September 2021 Approved IR: 15 October 2021 Estimated IR date: 24 October 2022 A property acquisition permit may be required from the County Administrative Board for purchases of agricultural property, pursuant to the land consolidation area.			
District	Stora Tuna Note: Parish: Stora Tuna			
Origin	BORLÄNGE FINNGÅRDARNA 2:18			
Address	Finngårdarna 13 78198, Borlänge		Municipal area: Borlänge	
Surface area	Land: 679 990 m ² Water: - m ² Total: 679 990 m ² Note: WATER SURFACE AREA NOT REPORTED (DOC. 20-1976/2180,20-1985/1353,2081-837,2081-2998)			
Share in	Local association		BORLÄNGE FINNGÅRDARNA S:2	34.24 percent
	Local association		BORLÄNGE FINNGÅRDARNA S:1	53.181 percent
	Communal facility		Borlänge Halvarsgårdarna Ga:9	
	Communal facility		Borlänge Halvarsgårdarna Ga:8	
Property coordinates	Area	N co-ord.	E co-ord.	Map
	1	6697723.7	520572.4	-
	2	6698044	520216.4	-
	3	6697953.3	520012.7	-
	4	6698383.9	520401	-
	5	6697931.3	520990.8	-
	6	6697708.9	521146.9	-
	7	6697524.5	520696.1	-
	8	6697351.3	520778.3	-
	9	6697209.4	521312.7	-
Actions	Legal property actions		Date	Document reference
	Land partition		18 January 2017	2081-2998
	Special boundary marking		27 September 2021	2081-3009

Rights basic data	Rights ?	Type of right	Purpose	Document ref
	Burden	Contractual easement Desc. Water pipe	See description	20-im1-97/6285.1
	Burden	Contractual easement Desc. Water pipe and sewerage pipe	See description	2081im-12/4743.1
	Benefit	Official easement	Road	2081-428.2
	Benefit	Official easement	Road	2081-962.1
	Benefit	Official easement Desc. Right to use a five-metre-wide area for agricultural transport, marked on the map as 2081-2675.1	Road	2081-2723.1
	Burden	Official easement Desc. Tree removal	Tree removal	2081-2749.1
	Burden	Utility easement	High-voltage current	2081-2018.1
	Burden	Utility easement	Telecommunications	2081-2018.2
The list of rights may be incomplete				

Plans and decisions *No plans or decisions*

Registration of title	Registration of title	Reg. date	Document reference
	Spronk Leonie Wilhelmina Maria Finngårdarna 13 78198 Borlänge Share: 1/2	7 February 2017	D-2017-00049220:2
	Purchased 31 January 2017 Share: 1/2 Purchase price SEK 7 500 000 For the entire property	7 February 2017	D-2017-00049220:2
	Berkepies Hendrik Finngårdarna 13 78198 Borlänge Share: 1/2:	7 February 2017	D-2017-00049220:1
	Purchased 31 January 2017 Share: 1/2 Purchase price SEK 7 500 000 For the entire property	7 February 2017	D-2017-00049220:1

Previous registration of title/land leasehold	Registration of title	Reg. date	Document reference
	<i>Registered owner</i> Jansson Anna Vallsta 60 78198 Borlänge	13 May 2003	03/11929
	Purchased 4 Apr 2003, Share:1/2 Share transferred: 1/2:	13 May 2003	03/11929
	<i>Registered owner</i> Jansson Ingemar Vallsta 60 78198 Borlänge	13 May 2003	03/11928
	Purchased 4 Apr 2003, Share: 1/2 Share transferred: 1/2:	13 May 2003	03/11928

Mortgages	No.	Amount	Reg. date	Doc ref.	Note
	3	3 500 000 SEK	6 February 2017	D-2017-00047842:3	
	4	4 500 000 SEK	6 February 2017	D-2017-00047842:3	
	5	307 000 SEK	24 June 2021	D-2021-00281204:1	
	6	1 625 010 SEK	1 September 2021	D-2021-00381635:1	
	7	2 247 000 SEK	1 September 2021	D-2021-00381635:2	
	8	979 900 SEK	4 April 2021	D-2021-00438913:1	
	Quantity of mortgages applied for: 6 Total: SEK 12,158,910				

Registration	No.	Reg. date	Document ref.	Type
	1	17 June 1997 WATER PIPE	97/6285	Contractual easement
	2	27 February 2012 WATER AND SEWERAGE PIPE	12/4743	Contractual easement

Taxation	Tax assessed unit: 120 - Developed agricultural unit		
	ID for taxable unit	735345-0	Assessed value of land
	Tax assessment	2020	Assessed value of building:
	Tax assessment performed:		Total taxable value:
			Surface area:
	Complete property register		
			SEK 1,839 000
			SEK 6,072 000
			SEK 7,911 000
			679 990 m ²

Valuation units**Total agriculture**

Forestry land:	- SEK 000	Forestry land:	- ha
Non-productive land:	- SEK 000	Non-productive land:	- ha
Forest with restrictions:	- SEK 000	Forest with restrictions:	- ha
Arable land:	SEK 1,509 000	Arable land:	55 ha
Grazing land:	- SEK 000	Grazing land:	- ha
Agricultural buildings:	SEK 4,330 000	Other land:	6 ha
Total value:	SEK 5,839 000	Total land:	55 ha

Arable land:

Tax value:	SEK 1,509 000	
Surface area:	55 ha	Indicative value for the area: 20 002
Jointly owned land:	No	
Drainage:	Satisfying drainage or self-drained, not class 1.	
Holding value:	Normal production capability (deviates by less than 10% normally)	

Agricultural building

Tax value:	SEK 126 000	
Surface area:	77 m ²	Indicative value for the area: 20 002
Condition (class):	Normal	Condition. (points) -
Valuation year:	-	Under construction: No
Volume:	-	
Category of building:	Machine room, farm workshop and similar, valuation year 1980	

Tax value:	SEK 144 000	
Surface area:	- m ²	Indicative value for the area: 20 002
Condition (class):	Normal	Condition. (points) -
Year of value:	-	Under construction: No
Volume:	900	
Category of building:	Silage bunker	

Tax value:	SEK 2,161 000	
Area:	1 440 m ²	Indicative value for the area: 20 002
Condition (class):	Normal	Condition. (points) -
Valuation year:	1997	Under construction: No
Volume:	-	
Category of building:	Cattle shed for milking cows, valuation year 1980 –	

Tax value:	SEK 450 000	
Surface area:	945 m ²	Indicative value for the area: 20 002
Condition (class):	Normal	Condition. (points) -
Valuation year:	-	Under construction: No
Volume:	-	

Category of building: Agricultural building, valuation year prior to 1980 (not cereal storage (42), Silage bunker (44), Greenhouse (51-53), (Other agricultural buildings (60))

Tax value:	SEK 225 000		
Surface area:	- m ²	Indicative value for area:	20 002
Condition (class):	Better	Condition (points):	-
Valuation year:	-	Under construction:	No
Volume:	792		
Category of building:	Silage bunker		
Tax value:	SEK 1,080 000		
Surface area:	600 m ²	Indicative value for area:	20 002
Condition (class):	Better	Condition. (points):	-
Valuation year:	1998	Under construction:	No
Volume:	-		
Category of building:	Cattle shed for milking cows, valuation year 1980 –		
Tax value:	SEK 144 000		
Surface area:	268 m ²	Indicative value for the area:	20 002
Condition (class):	Simpler	Condition. (points):	-
Valuation year:	-	Under construction:	No
Volume:	-		
Category of building:	Machine room, farm workshop and similar, valuation year 1980 –		

Total farmhouses, agriculture

House land:	SEK 330,000	Total land:	3 000 m ²
House building:	SEK 1 742 000	Total Value:	SEK 2,072 000

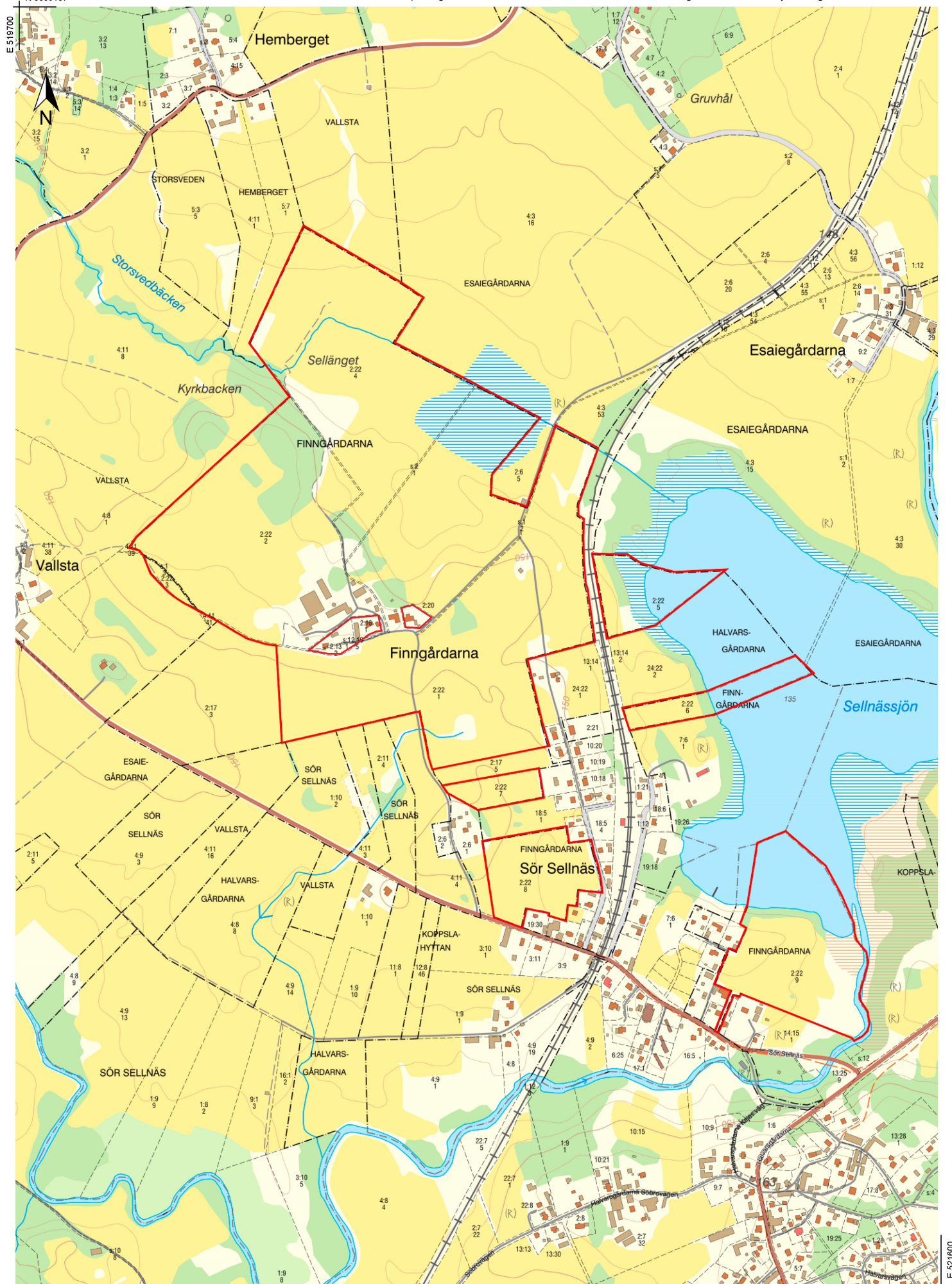
Farmhouse land, agriculture

Tax value:	SEK 330 000		
Surface area:	3 000 m ²	Indicative value for the area:	2 081 002
Number of similar	1	Id. no:	301 455 841
Water:	Municipal water all year round		
Sewerage:	Municipal sewerage		
Shore:	Not shore (nor close to shore, more than 150m)		

Farmhouse building, agriculture

Tax value:	SEK 1,742 000		
Habitable area:	188 m ²	Secondary area:	9 m ²
Total space valued:	190 m ²	Total standard points:	35
Extension area:	- m ²	Year of renovation/extension	
Year of construction	1970	Under construction:	No
Valuation year:	1970	Positioned on:	301455841
Type of building:	Detached		
Legal conditions pertaining to the property			

Comments	Rights	ANG SERV SE (DOC 20-STU-4366,20-STU-4111,20-1976/2180,2081-2998)
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Information for prospective buyers

It is important that you prepare properly prior to the bidding process by ensuring financing for your offer and arranging an inspection of the property.

Offers are only accepted if they are fully financed and if the bidder can demonstrate their ability to finance the desired object via a loan commitment, bank reference or similar.

Please register your interest by sending in the notice of interest which is available on the website. A notice of interest is not binding for you as a prospective buyer. If you have any terms/conditions for your purchase, these must be stated in the notice of interest.

As a prospective buyer you should check any circumstance that may affect the property or its future usage.

Examples of matters that should be checked include:

- Planning circumstances, future construction and other community planning.
- EU regulations.
- Key habitats, nature reserves and other restrictions on the normal usage of forest land.
- All the spaces, building areas and forest land volumes of the property.
- The property's share in local associations or communal facilities and any costs and revenues pertaining to these.

This is not a complete list, it merely provides examples of important matters to check.

Bidding is usually an anonymous, open bidding process. This takes place by the estate agent contacting you and informing you of the highest offer, or by the offer being shown on the website or via SMS. Check the relevant procedure for the bidding process you want to participate in, and double-check this by contacting the estate agent.

In a bidding process, you can choose to make a higher offer, or refrain from bidding. If you wish to have more time for consideration, the seller decides whether to agree to this or whether the sale immediately goes to another prospective buyer.

The bidding ends when there is only one bidder remaining. A binding purchase contract is signed immediately after the bidding ends. In conjunction with the signing of the contract, or within 5 working days, the buyer must pay at least 10% as a deposit. If as a prospective buyer you want to delay the signing of the contract for any reason, you must immediately notify the estate agent of this. The seller reserves the right to check all offers made.

The property is sold in its present condition, as shown. The seller is not liable for any so-called hidden defects and deficiencies in the property. If you do not accept this as the prospective buyer, you must state this on the notice of interest.

Bidders are treated with confidentiality during the bidding process. After the contract has been signed, the bidder may receive information about other offers and bidders. All personal data is processed according to the GDPR and applicable laws.

The estate agent is legally obliged to offer prospective buyers/buyers an estimated calculation of cost of living. The offer of this calculation requires you to send the estate agent a written report of all your assets, the loans you will take out and the conditions of the loans, as well as your annual income and expenses as soon as possible. If such information is not forthcoming, then it will be considered that you waive the offer of a cost-of-living estimation.

Date

Notice of interest Borlänge Finngårdarna 2:22

Name	
Address	
Personal ID Number	
Telephone	
E-mail	

Name	
Address	
Personal ID Number	
Telephone	
E-mail	

I have received:	
The property description	
Additional information	

Offer

All prospective buyers must be able to demonstrate that they have financing in order for the offer to be accepted, for example via a loan commitment, bank reference or other secure manner.

Future purchases will be financed by:

Bank loans		
	Name of bank	Contact person
Equity		
	Name of bank	

If there are any conditions pertaining offers to be made this must be notified in advance of the bidding process.

I have the following conditions for making an offer/purchase:	

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ESTATE AGENT

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