



Investment proposal on building agricultural and industrial complex in the Tyumen Region

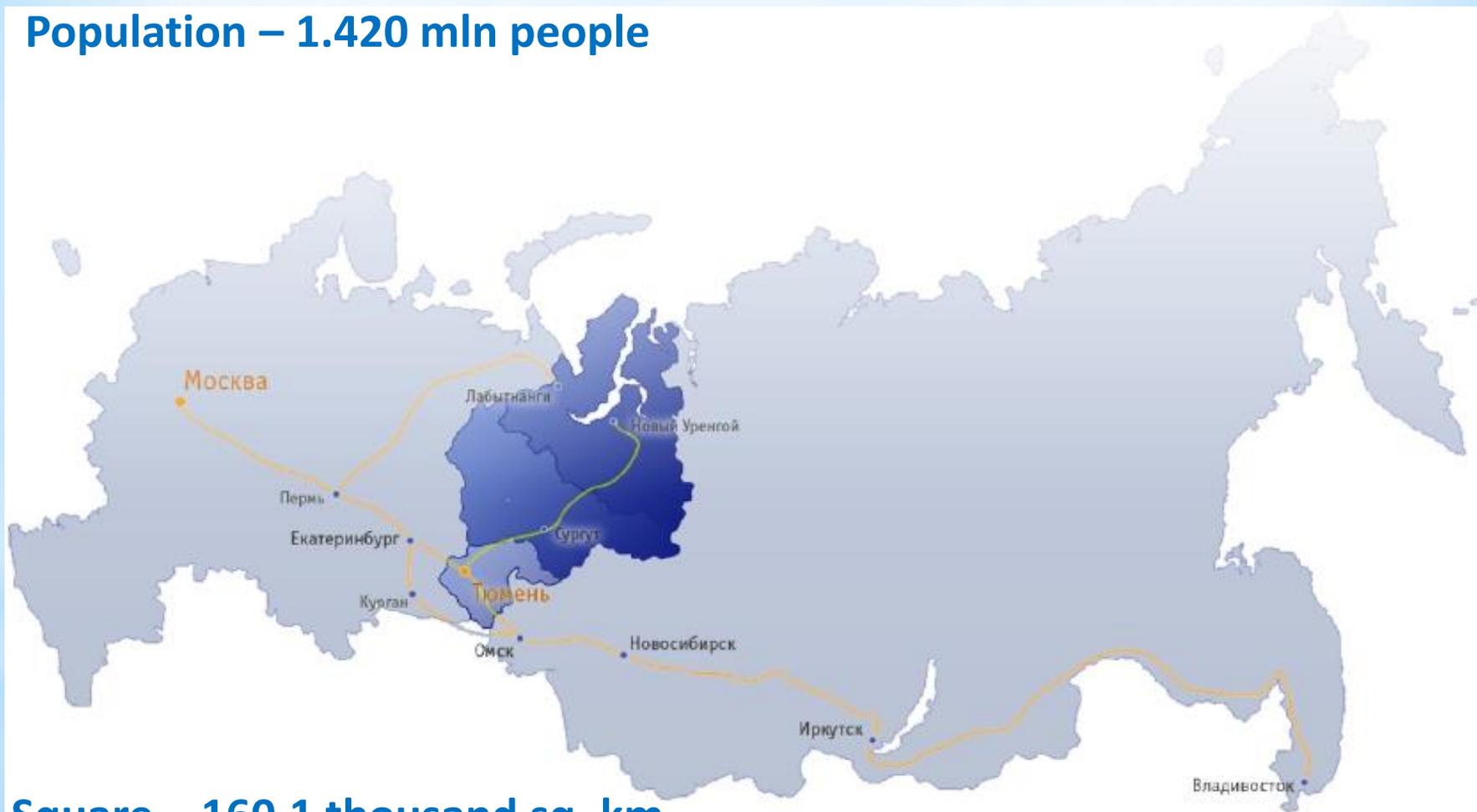


**Department of investment policy and government support of
entrepreneurship of the Tyumen region**



Tyumen region – First in Siberia!

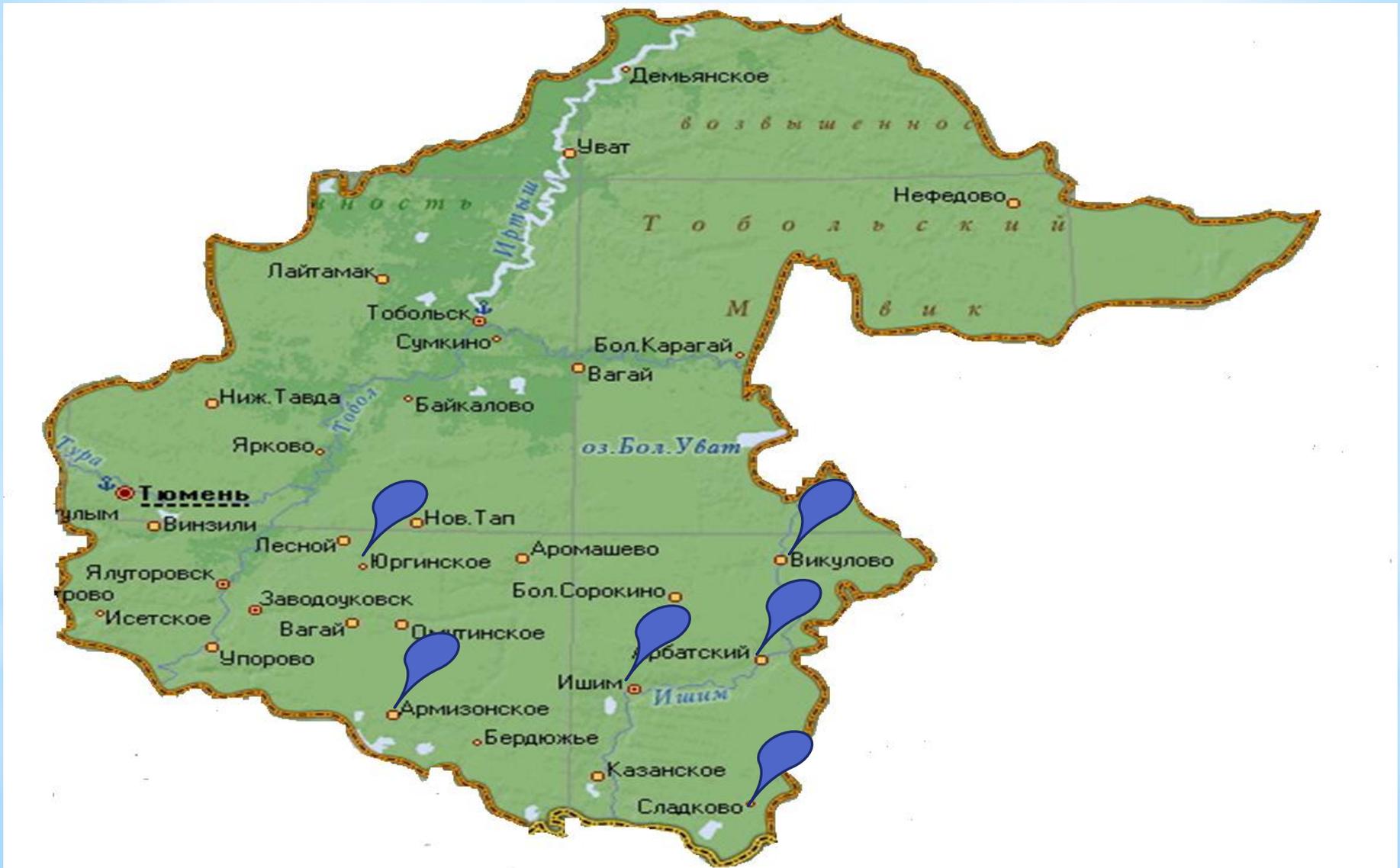
Population – 1.420 mln people



Square – 160.1 thousand sq. km



Most favorable areas for setting up a dairy farm in Tyumen region





Total milk production on January 1, 2013 (large, medium, small factories and farming enterprises)

Name of the municipal district	Cattle population, heads	Cow population, heads	Milk production, tons
Abatski district	6563	3347	12709
Armizonski district	848	445	1440
Aromashevski district	2558	1208	3113
Vikulovski district	7555	3038	7889
Golyshmanovski district	4659	1986	6573
Zavodoukovski district	11741	4459	29650
Isetski district	12387	5308	29018
Ishimski district	8725	4168	16586
Kazanski district	11840	5243	24637
Nizhnetavdinski district	9302	4100	23978
Omutinski district	5579	2220	8257
Sladkovski district	5060	1640	8222
Sorokinski district	6400	2867	4539
Tobolski district	2424	1018	1508
Tyumenski district	18504	7882	48142
Uvatski district	416	158	309
Uporovski district	12366	5075	27922
Yalutorovski district	8163	3504	19304
Yarkovski district	6424	1954	9693
Subtotal	147925	62396	293187



Such companies as “Danone”, “Golden meadows” and “Absolute” are going to build their new manufacturing plants in the Tyumen region soon. It will seriously boost the consumption of milk in the region.

1



«Golden meadows» JSC. Production of milk and baby food

Commissioned in 2013

Raw-milk demand increased up to **35000 tons per year**

2



Danone's Group «Yalutorovski» milk factory. Production of cheese

Raw-milk demand increased up to **75000 tons per year**

3



«Absolute» LLC milk factory. Technological modernization, production capacity increasing up to 10000 tons per year

Raw-milk demand increased up to **7500 tons per year**



Most favorable areas for building a dairy-farm in Tyumen region (Brownfield)



Area №1. Location: Tyumen region, Ishimski district, Novokirovsky district, «AF Surgutskaya» LLC





«AF Surgutskaya» LLC cattle breeding complex for 600 heads

The complex includes 6 cow barns for 800 heads, maternity barn and a milking parlor with milking equipment «Tree» 2x14 and two cooler-tanks with total capacity of 8 tons (equipment requires repairs), four rooms for young cattle, fractional redevelopment of the complex (70%) is required, bunkers and silos for storage of feed, land parcel – farm field 1200 hectares. Estimated value – 120 million RUB.



Area №2. Location: Tyumen region, Ishimski district, Pakhomova village, Centralnya st., 3, «Pakhomovsky» JSC



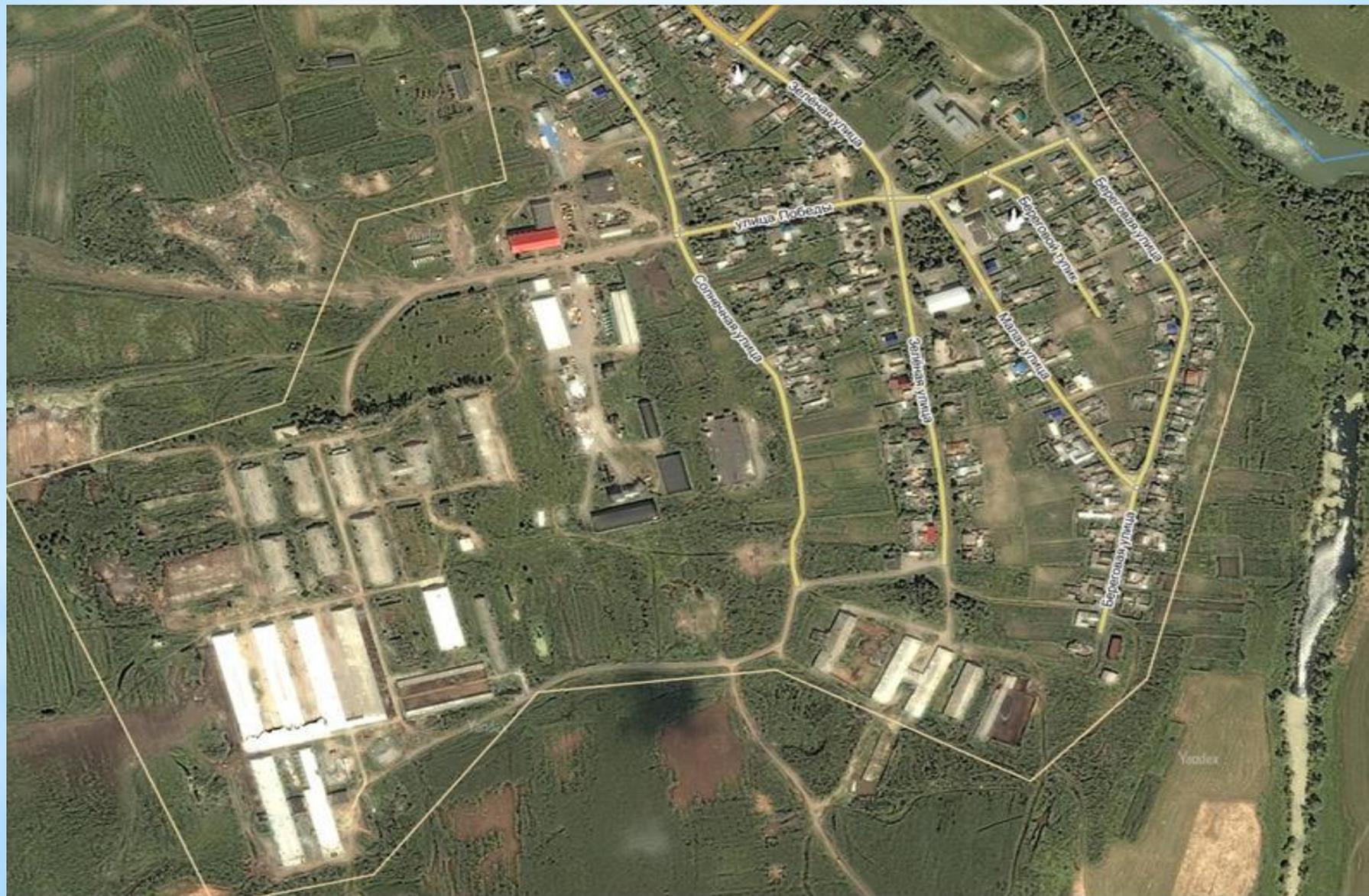


«Pakhomovsky» LLC cattle breeding complex for 600 heads

The complex includes : three cow barns for 800 heads, maternity barn and a milking parlor with a «Tree» 2x16 milking machine and two cooler-tanks with total capacity of 10 tons, three rooms for young cattle, complete redevelopment of the complex is required, bunkers and silos for storage of feed. All rooms are in good condition. Land parcel is owned by the complex. The property is mortgaged to the «Russian Agricultural Bank» JSC. Estimated debt - 35 million RUB. The company is bankrupt.



Area №3. Location: Tyumen region, Ishimski district, Klepikovo village, Pobedy st., 13, «Iskra» JSC





«Iskra» JSC cattle breeding complex for 600 heads

The complex includes : three cow barns for 600 heads, maternity barn and a milking parlor with a «Tree» 2x16 milking machine and two cooler-tanks with total capacity of 10 tons, two rooms for young cattle, six concrete rooms for cattle that have to be reconstructed, fractional redevelopment of the complex (70%) is required, bunkers and silos for storage of feed, various technical equipment, fully equipped grain store, MTM, garages etc.

All rooms are in good condition. The company is monitored by the Tyumen Court of Arbitration from 30 April 2013. Estimated debt - 50 million RUB. Estimated value – over 150 million RUB. The company is using shared agricultural lands with total area of 6671 hectares.



Area №4. Location: Tyumen region, Vikulovski district, Balaganskoe rural settlement, Zaborka village



***Fully equipped cattle premises for 200 heads. Built in 1995.
Utilities: water supply system and electric networks.
The surrounding area is 15000 hectares of agricultural lands,
which is a share property, and 1000 hectares of fallow lands.***



Area №5. Location: Tyumen region, Yurginski district, Severo-Pletnevo village, «Sever» LLC





«Sever» LLC cattle breeding complex for 700 heads

The complex includes five premises: three agricultural rooms for young cattle (450 heads), one commercial dairy farm room for 200 heads, apart from that another concrete dairy farm room for 200 heads that is under construction.

The total area of the complex - 25 hectares.

Reconstruction of all premises is required. There are bunkers and silos for storage of feed, drying complex, total capacity of the storage – 20000 tons.

There is various technical equipment, fully equipped grain store, MTM, garages etc.

Arable lands with total area of 9000 hectares. The arable land is a shared property, rented by «Sever» LLC.

Estimated value of the company starts from 20 million RUB.

Other advantages:

1. Integration with three other rural settlements: Severo-Pletenevskoe, Agarakskoe, Labinskoe.

Agricultural lands with total area of 14612 hectares, including arable lands with total area of 10890 hectares.

2. Most of the agricultural land is a shared property, which gives the opportunity to make lease contracts with the option to purchase these lands.

3. There are all utilities in the complex:

-110 kV; -35 kV;

- high pressure gas pipeline with diameter of 225mm, distance to the nearest gas control unit - 800 meters;

- paved regional road lies 1,2 km from the complex;

- water supply system with two deep wells.



Area №5. Location: Tyumen region, Yurginski district, Zonovo village, Naberezhnaya st, «Chapaev agrocomplex» LLC





«Chapaev agrocoplex» LLC cattle breeding complex for 1000 heads

The complex includes five calf pens, with total area of 5800 m², 4-row cow barn for 600 heads with total area of 3700 m². Area of 9 hectares. Various agricultural equipment, fully equipped drying complex, garages etc. Arable lands with total area of 3047 hectares. All premises are in satisfactory conditions

Estimated value of the complex- 25 million RUB

Other advantages:

There is all required infrastructure in the Zonovo village: school, kindergarten, clinic, shops, gas network, water supply, developed roads etc.



Area №6. Location: Tyumen region, Yurginski district, Yurginskoe village commercial dairy farm «Agroplus» LLC





«Agroplus» LLC commercial dairy farm

Commercial dairy farm for 200 heads with total area of 2000 m² located on the land parcel of 3 hectares. Total area of warehouses and office buildings is 1700 m² located on the land parcel of 9 hectares.

200 hectares land for crop rotation. 3000 hectares of arable lands witch is a shared property. There is an opportunity to make lease contracts with the option to purchase these lands.

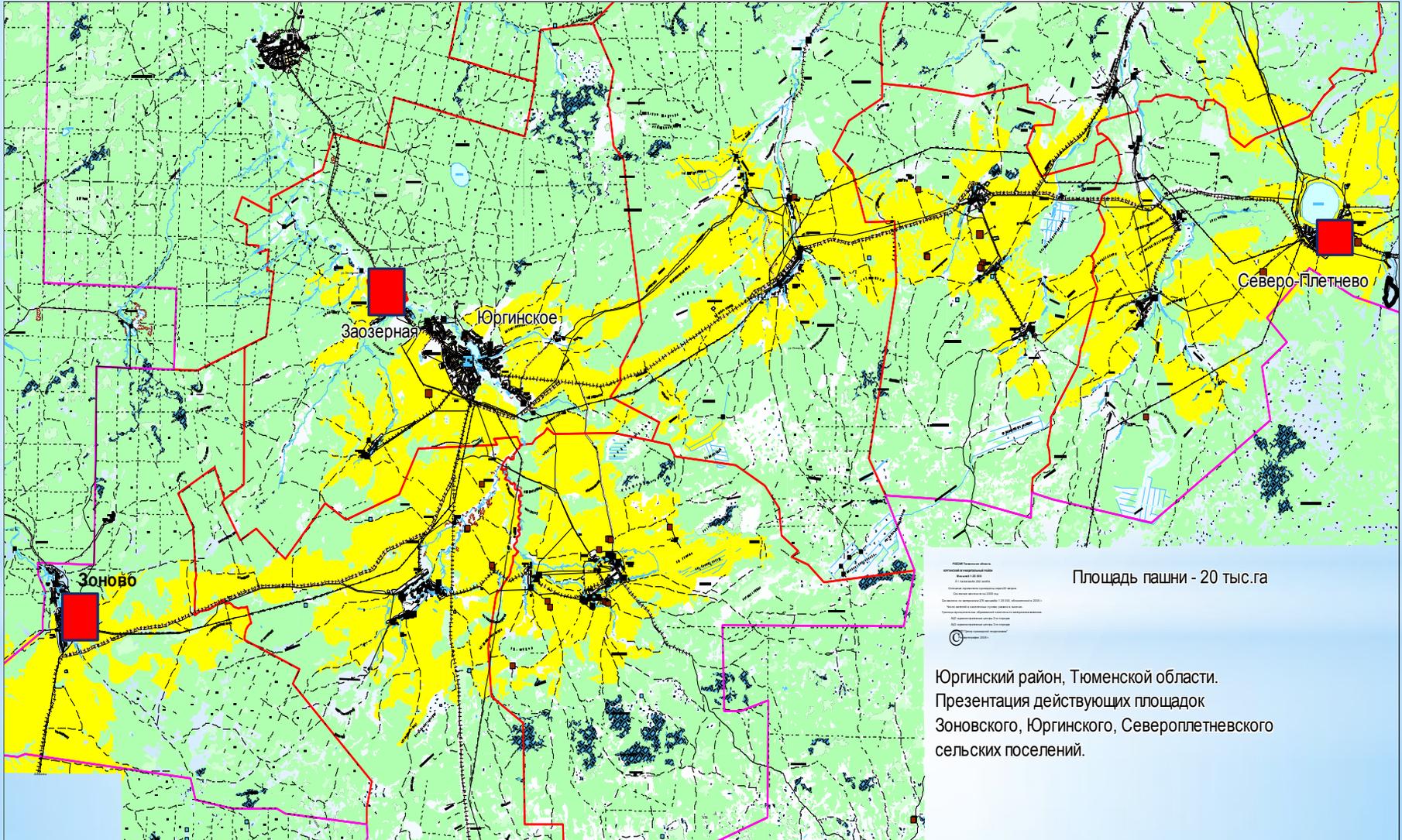
The property is preserved, estimated value starts from 15 million RUB.

Other advantages:

- 1. The farm is located within the regional center.*
- 2. There all required utilities.*
- 3. Human and material resources.*



The map of major investment areas and agricultural lands of the Yurginski municipal district





Area №8. Location:

1. Tyumen region, Abatsky district, Bokova village, Shkolnaya st., 24a.
2. Tyumen region, Abatsky district, Bokova village, Shkolnaya st., 29a.





1. Tyumen region, Abatsky district, Bokova village, Shkolnaya st., 24a.

Total area - 6 hectares

Purpose: construction of industrial or agricultural production complex.

All roads in the Bokova village are paved.

10kV line. Standby power – 0,5 MW.

Gas pipeline lies 3000m from the site.

The population of Bokova village -91 people, Barannikova village -492 people.

2. Tyumen region, Abatsky district, Bokova village, Shkolnaya st., 29a.

Total area - 2.5 hectares

Purpose: construction of agricultural production complex.

All roads in the Bokova village are paved.

10kV line. Standby power – 0,5 MW.

Gas pipeline lies 3000m from the site.

The population of Bokova village -91 people, Barannikova village -492 people.

**** Before 1998 there was a farm for 200 dairy cows and 300 calves in this area.***



Area №9. Location: Tyumen region, Abatski district, Burdina village, Armizonskaia st., 2a.



*Total area - 9,5 hectares
Purpose: construction of industrial or agricultural production complex.
All roads in the Burdina village are paved.
10kV line. Standby power – 0,5 MW.
Gas pipeline lies within 8200m from the site.*

Population of Burdina village - 32 people, Tushnolobova village - 484 people.

** Before 1990 there was a farm for 200 heads in this area.*



Area №10. Location: Tyumen Region, Abatski district, Leninka village, Gagarina st., 27.



*Total area - 3,6 hectares
Purpose: construction of
agricultural production
complex.*

*All roads in the Leninka village
are paved.*

*10kV line lies within 20 meters
from the site.*

Standby power 1 MW

*Gas pipeline lies within 360m
from the site.*

*Population of Leninka village -
766 people.*

** Before 2007 there was a
farm for 1500 heads in this
area.*



Area № 11. Location: Tyumen Region, Abatski district, Kokui village, Sovetskaya st., 33a.



*Total area - 5,3 hectares
Purpose: construction of industrial or agricultural production complex.
All roads in the Kokui village are paved.
10kV line, Standby power– 0,5 MW.
Gas pipeline lies within 14000 m.
Water supply pipeline lies within 300 m.
Population of the Kokui village -94 people.*

** Before 1995 there was a farm for 1000 heads in this area.*



Area №12. Location: Tyumen Region, Abatski district, Oschepkovo village, Kalinina st., 21 b.



Total area 3,1 hectares

Purpose: construction of industrial or agricultural production complex. All roads in the Oschepkovo village are paved.

10kV line lies within 30 m from the site.

Standby power - 0,5 MW

Gas pipeline lies within 100 m.

Water supply pipeline lies within 300m from the site.

Population of the Oschepkovo village - 663 people, Oschepkovo rural settlement - 2036 people.

** Before 2007 there was a farm for 1000 heads in this area.*



**Area №13. Location: Tyumen Region, Abatski district,
Tuschnolobovo village, Beregovaya st., 10.**



*Total area 10 hectares
Purpose: construction of
industrial or agricultural
production complex.
All roads in the Tuschnolobovo
village are paved. 10kV lies to
the west from the site.
Standby power - 1 MW
Gas pipeline lies within 546m
to the north from the site.
Population of the
Tuschnolobovo village - 484
people.*

** Before 2010 there was a
farm for 500 heads in this
area.*



Area №14. Location: Tyumen Region, Abatski district, Shipunova village, Novaya st., 2.



*Total area 4,3 hectares
Purpose: construction of
industrial production
complex.*

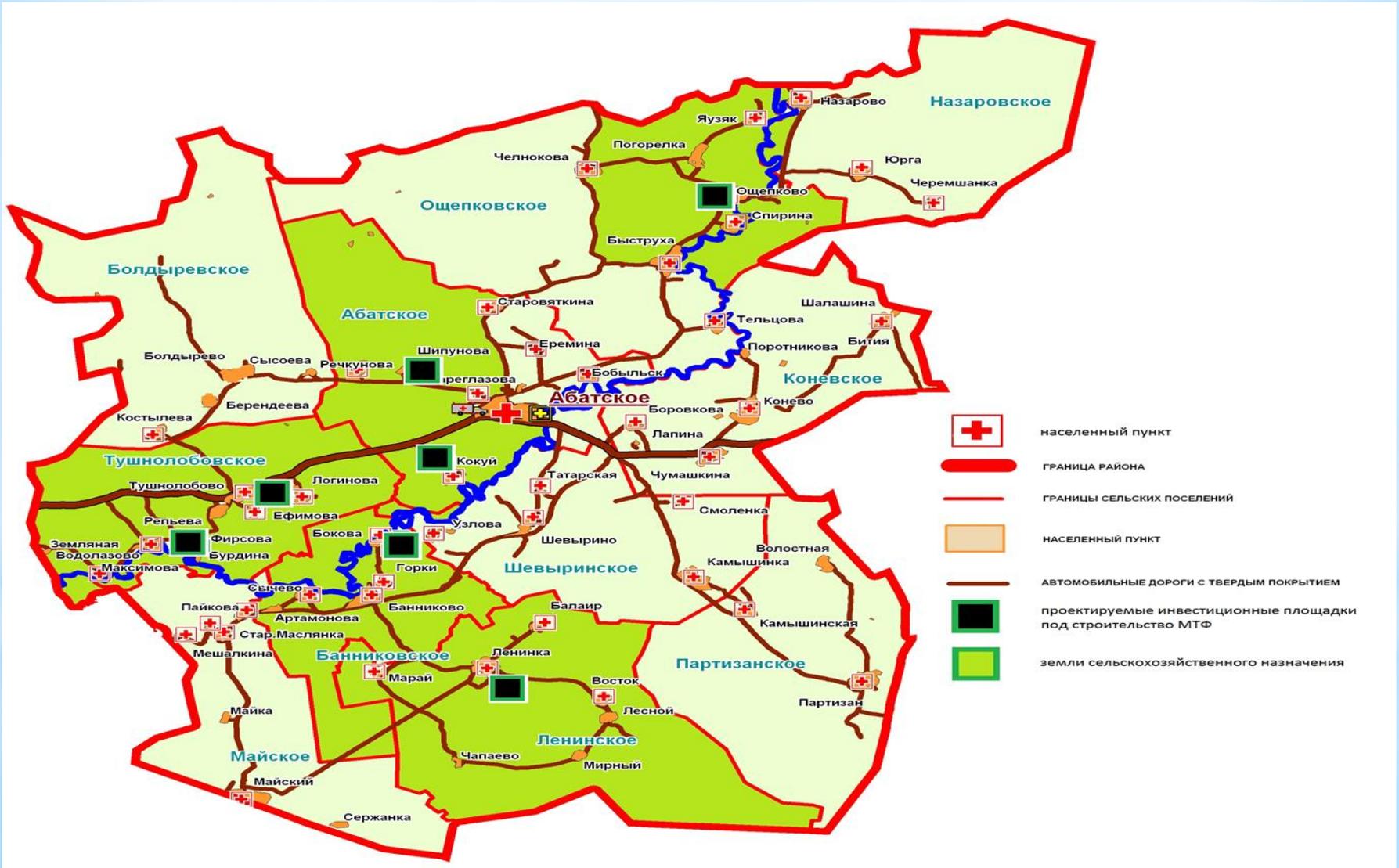
*All roads in the Shipunova
village are paved. 10kV line
lies within 10 meters from
the site.*

*Standby power - 1 MW
Population of the
Shipunova - 139 people.*

** Before 200 there was a
farm for 200 heads in this
area.*



The map of major investment areas and agricultural lands of the Abatski municipal district

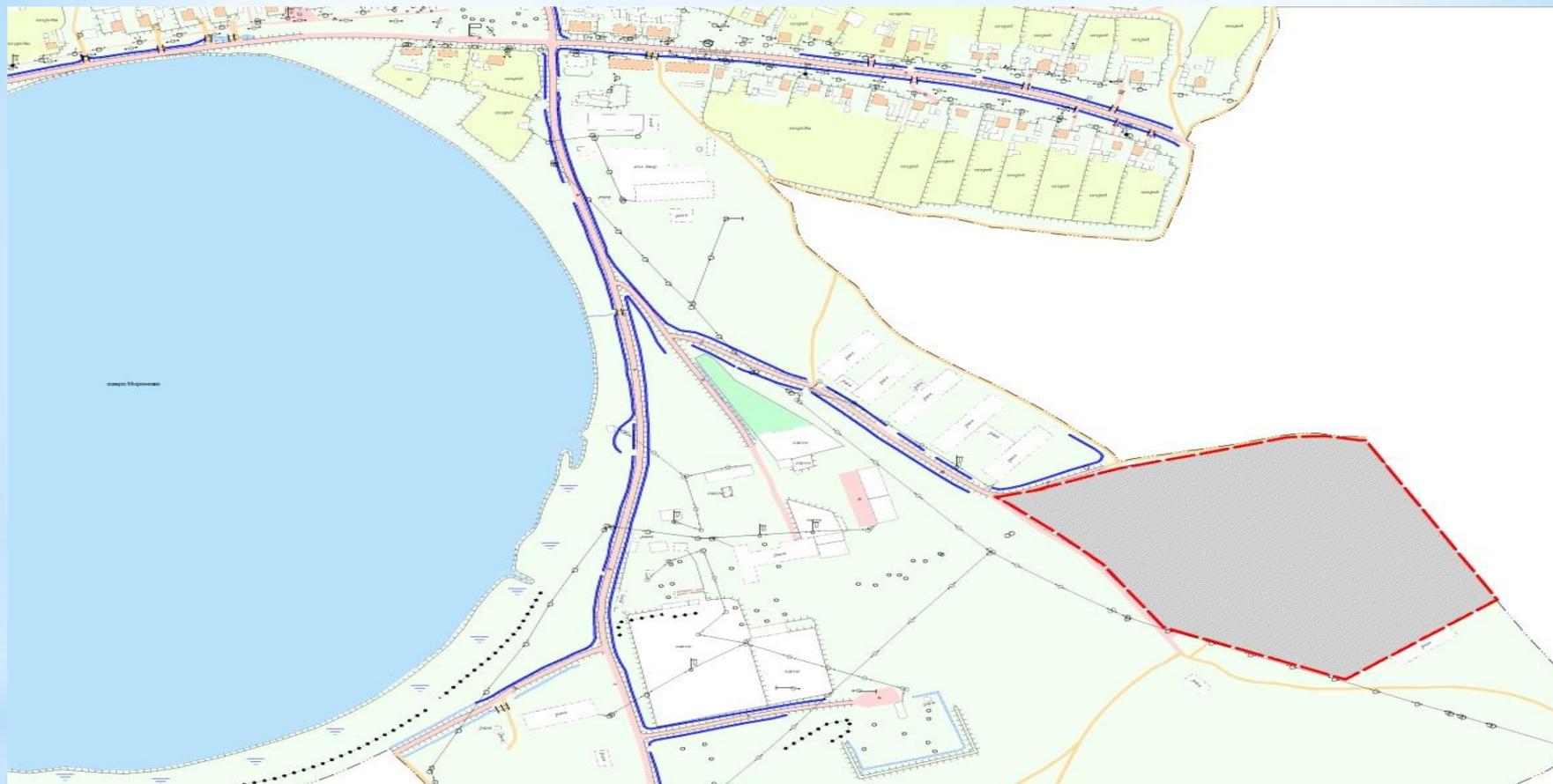




Most favorable areas for building a dairy-farm in Tyumen region (Greenfield)



Area №2. Location: Tyumen Region, Sladkovski district, Maika village, 500 m South East to the Mironovo lake



Total area	7,2 hectares
Purpose	Construction of cattle breeding complex
Category of land	Settlement's land
Access communication	Road metal
Power Supply	10 kV line
Gas Supply	No
Rental price; Purchase of land	Rental price- 2452,72 RUB Purchase of land – 24527,16. RUB



Area №3. Location: Tyumen Region, Sladkovski district, Sladkovskoe rural settlement, 91,8-92,2 km of the Ishim-Maslyansky-Sladkovo road



Total area	20 hectares
Purpose	Construction of the complex for production and processing different agricultural products
category of land	Agricultural lands
Access communication	50 km of asphalt to the west, Price 600 000 RUB
Power Supply	1000 kV
Gas Supply	Gas control unit lies within 900 m to the South from the site. Price- 540 000 RUB. Standby capacity-110m³/hour
Water supply	Water supply pipeline lies within 900m to the South from the site. Price- 2250 000 RUB
Rental price; Purchase of land	Rental price-3100 RUB; purchase of land -30600 RUB



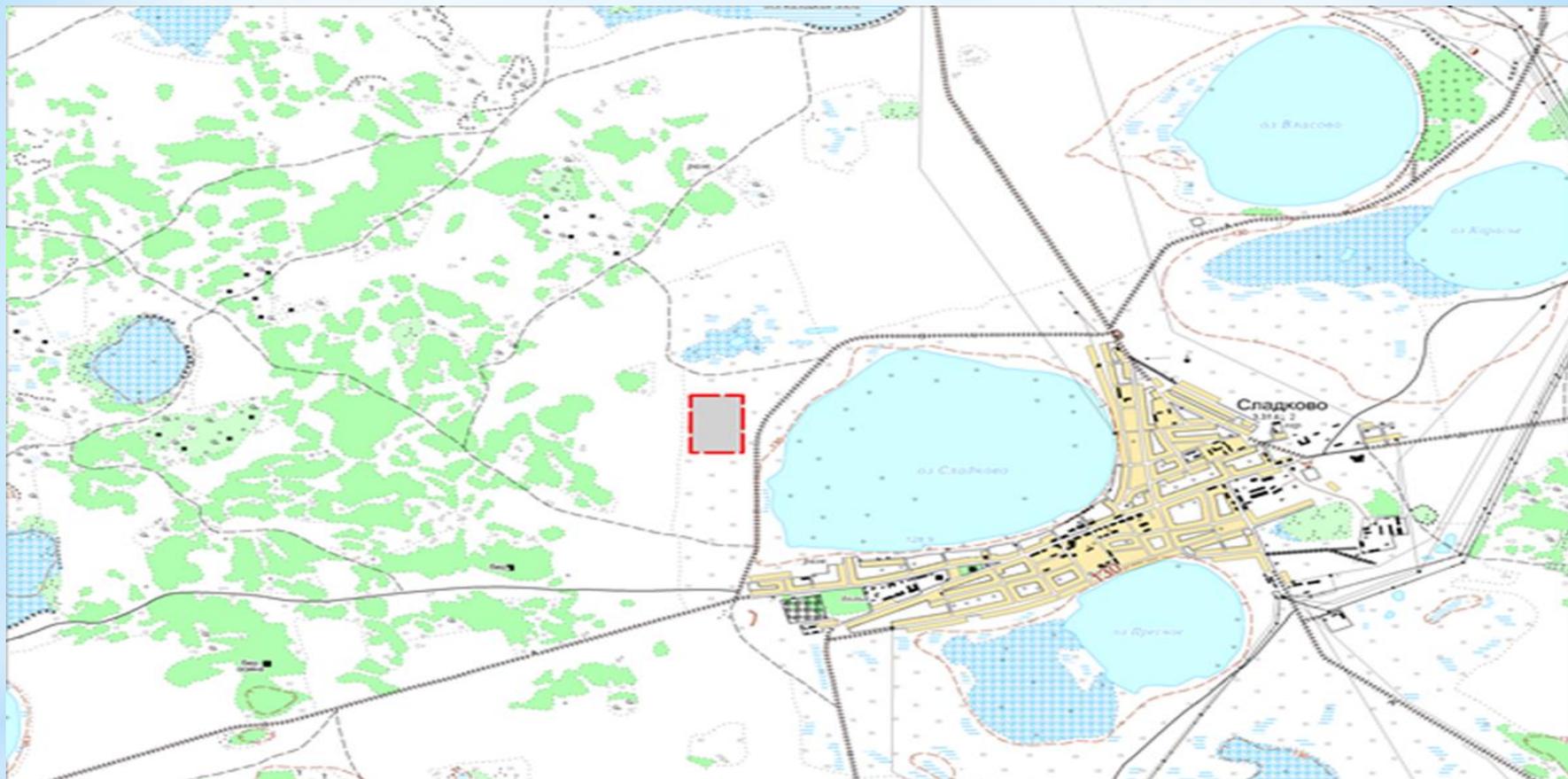
Area №4. Location: Tyumen Region, Sladkovski district, Usovskoe rural settlement, 36 of the Yiliinka-Afonkino-Usovo-Sladkovo



Total area	5,6 hectares
Purpose	Construction of a cattle breeding complex
category of land	Agricultural lands
Access communication	120 m of soil road
Power Supply	Electrical substation in the area 40 kV of standby power.
Gas Supply	No
Water supply	Water supply pipeline lies within 1300 to the South. Price- 3250000 RUB
Rental price, - Purchase of land	Rental price - 858,64 RUB Purchase of land -8586,36 RUB



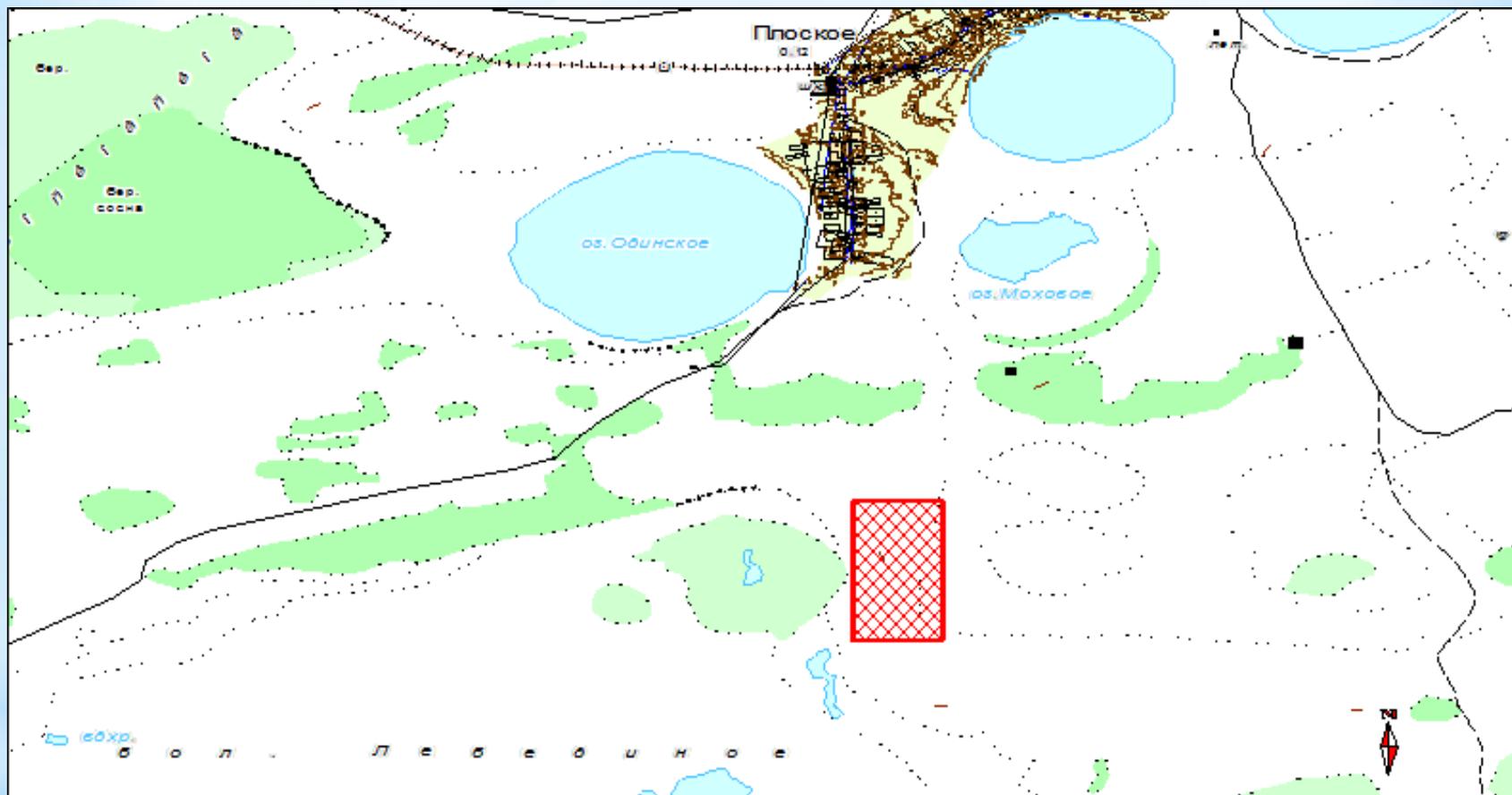
Area №5. Location: Tyumen Region, Sladkovski district, Sladkovskoe rural settlement, Sladkovo village



Total area	11,5 hectares
Purpose	Construction of a commercial farm
category of land	Settlement's lands
Access communication	150 m of asphalt to the west from the site, Price - 1950000 RUB
Power Supply	10 kV line lies within 900 m to the South. Price- 1260000RUB
Gas Supply	Gas control unit lies within 900 m to the South. Price- 540000 RUB
Water supply	Water supply pipeline lies within 900 m to the South. Price- 2250000 RUB
Rental price, - Purchase of land	Rental price-1800 RUB Purchase of land -177000 RUB



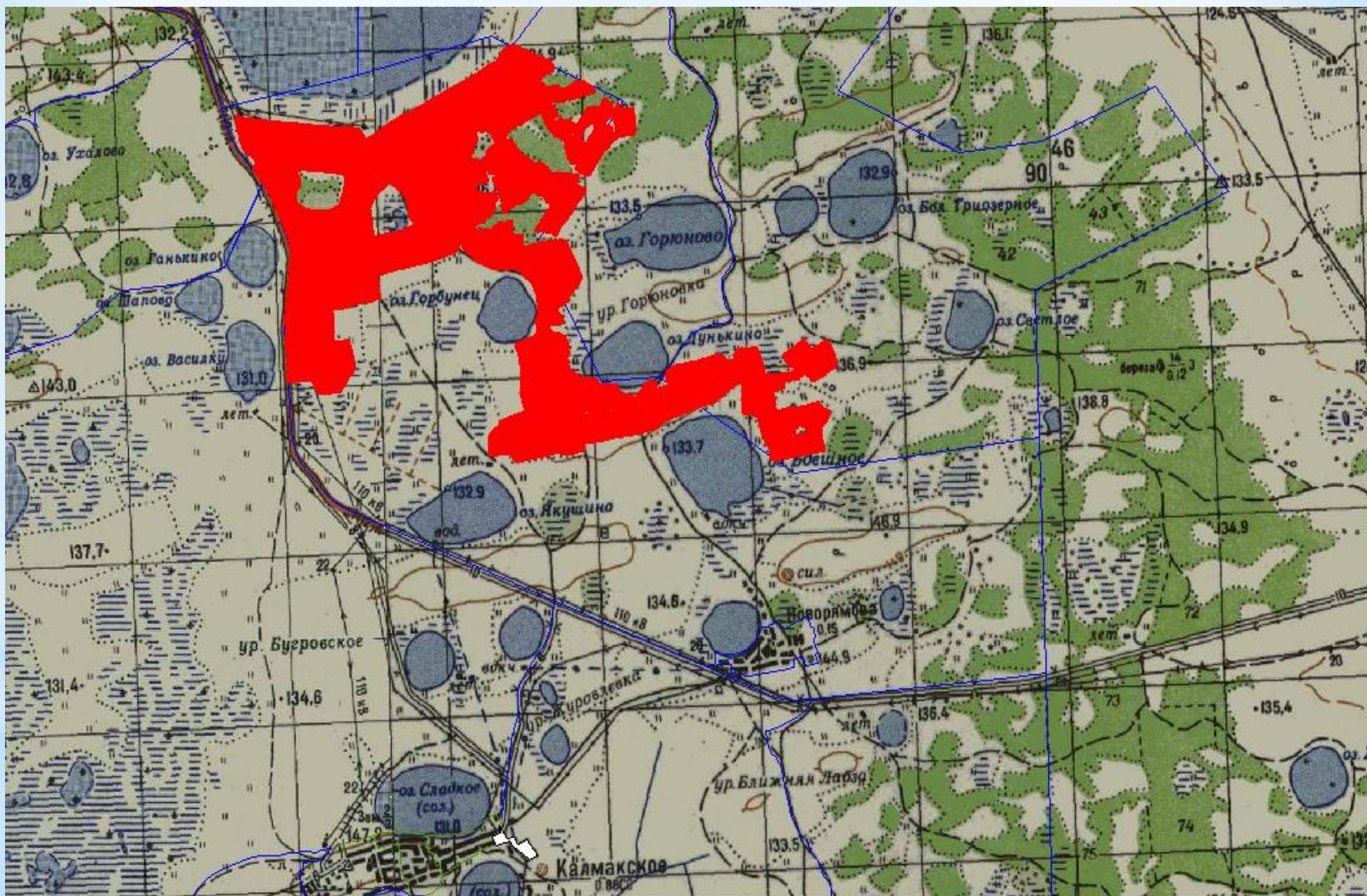
Area №6. Location: Tyumen Region, Armizonski district, Ivanovskoe rural district, Ploskoe village



Total area	15 hectares
Purpose	
Category of land	Agricultural lands
Access communication	Soil road
Power Supply	10 kV lies within 1800 m to the North from the site.
Gas Supply	Gas pipeline lies within 1800 m from the North from the site.
Water supply	Water supply pipeline lies within 800 to the North West from the site.
Additional information	Population of the Ploskoe village - 120 people



The map of agricultural lands nearby the area № 6

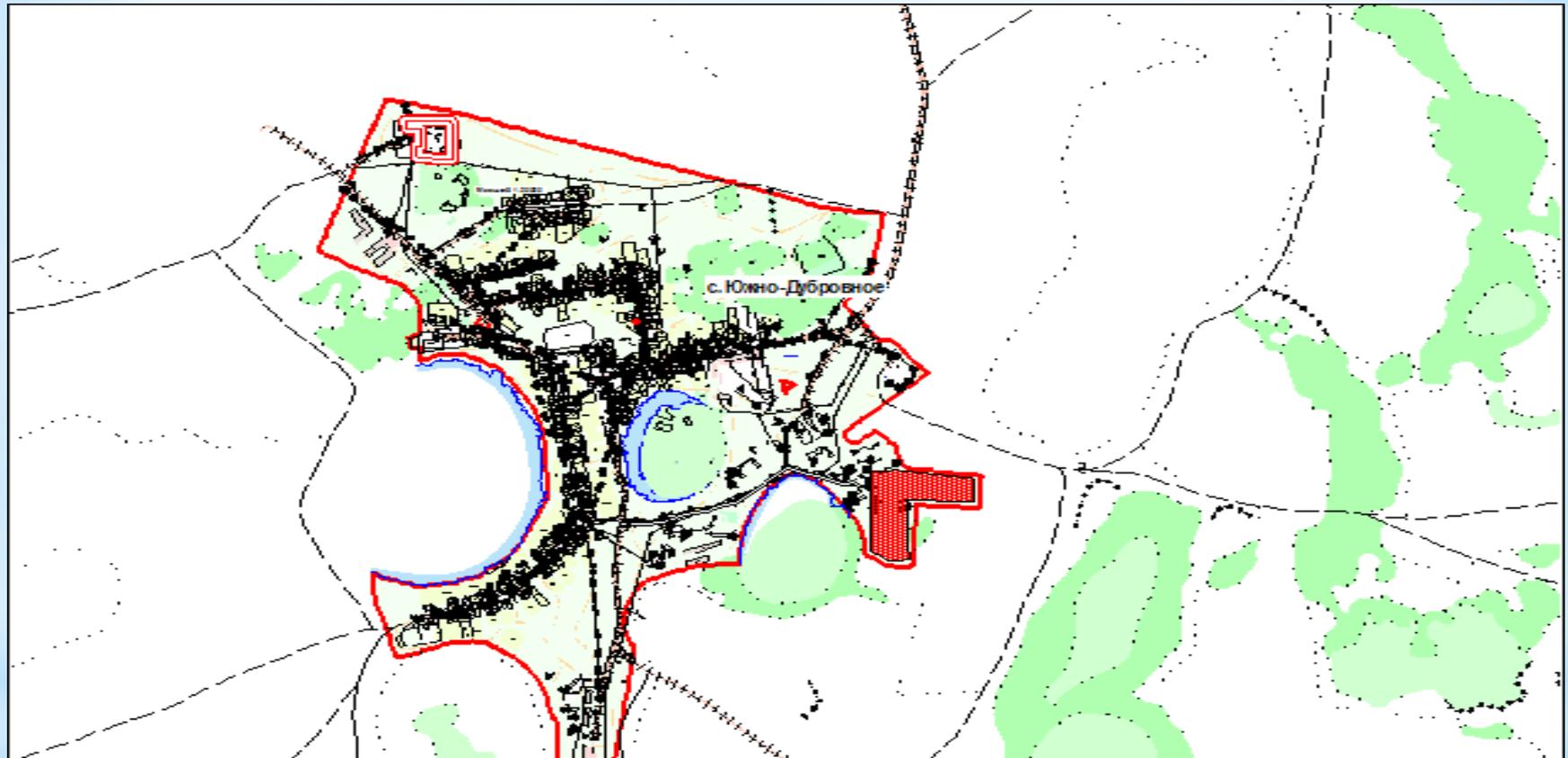


 S – 1166 hectares

**Most favorable areas for
building a sheep and goat
breeding farms in Tyumen
region (Greenfield)**



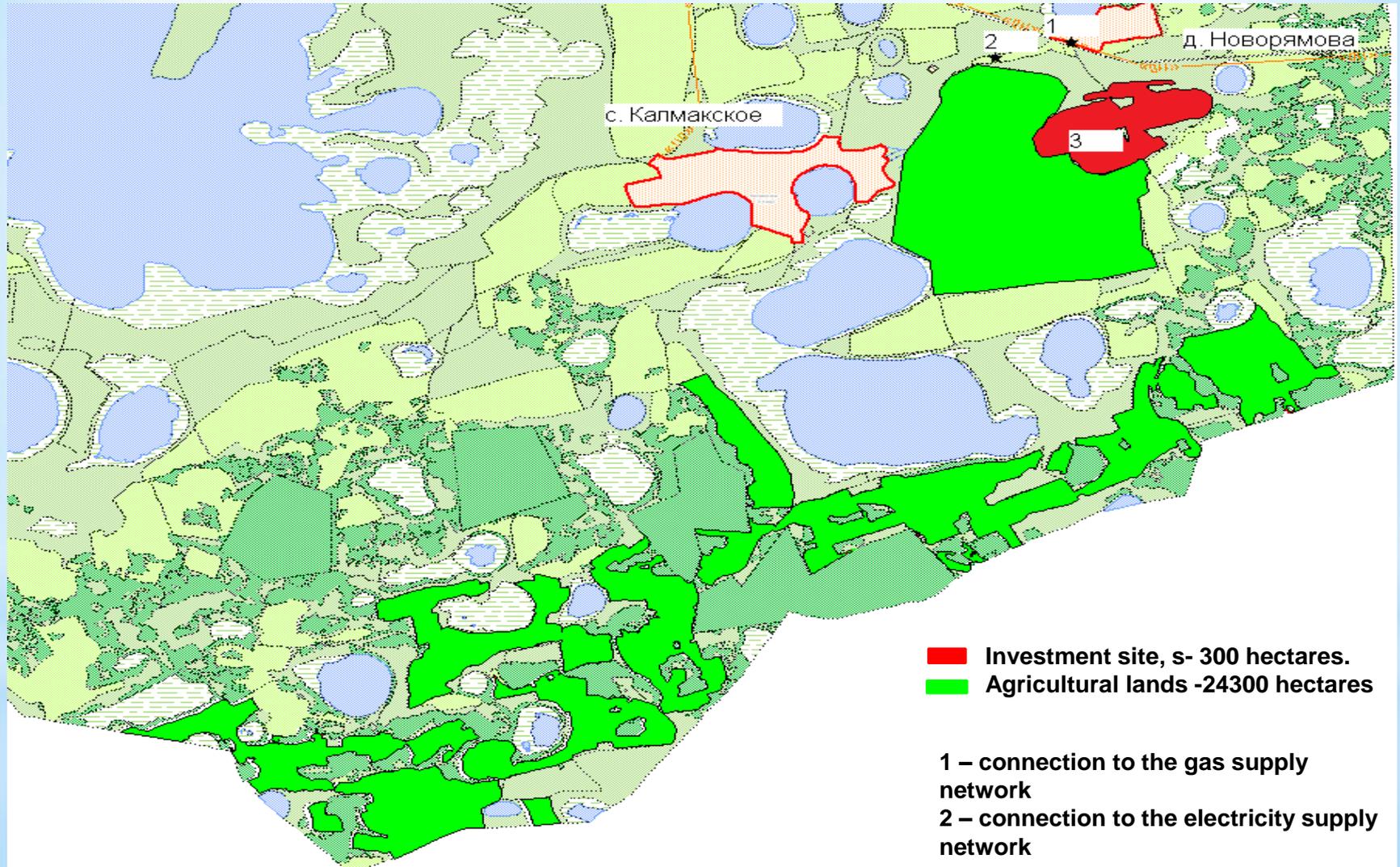
The area for building a sheep breeding farm. Location: Tyumen Region, Armizonski district, Yuzhno-Dubrovnoe village



Total area	58300 m ²
Purpose	Construction of the complex for production and processing different agricultural products
category of land	Settlement's lands
Access communication	570 m of asphalt road to the North from the site
Power Supply	10 kV line lies within 260 to the North from the site
Gas Supply	Gas pipeline lies within 460 to the North West from the site
Water supply	Water supply pipeline lies within 470 to the North West from the site
Additional information	Population of the Yuzhno-Dubrovnoe village- 728 people



The area for building a goat breeding farm. Location: Tyumen Region, Armizonski district, Kalmakskoe village.





5 key components of the good investment climate in the region:

1. Favorable geographical position and large scale of natural resources
2. Effective market infrastructure and high level of consumer activity
3. In 2015 Raw-milk demand will increase up to 125000 tons
4. Rich experience in the implementation of large-scale investment projects. In 2013 in Tyumen region 15 new production plants will start working, 5 of them are well-known foreign companies: Schattdecor, Knauf Insulation, Baker Hughes, MC Bauchemie, Dyna Energetics.
5. Effective system of state support of investment projects

One of the main objectives of the government of Tyumen region - to help making a fully paid back project in shortest amount of time and then reinvest the income in implementation of new projects.



Tyumen Region – Russia’s transport node

- “Roschino” airport is a modern international facility which is going to be redeveloped soon
- Trans-Siberian Railway and federal highway pass through the region. Tyumen region shares it’s boarder with Kazakhstan witch gives great opportunities to enter the market of countries of central Asia.
- Rivers with port infrastructure provide access to the North Sea route



Department of investment policy and government support of entrepreneurship of the Tyumen region

**Tyumen, 24 Respubliki St.
www.tyumen-region.ru**



**Vladimir Lancov,
The investment policy department consultant**

**Tel. +7 (3452) 296-341, Mob. +7 905 824 65 10,
E-mail: LancovVS@72to.ru**