

CALVING | Weaning with reduced Stress to improve profits.



Calves are weaned to make sure that cows can recover their body condition before heading into winter, and to allow for specialized feeding of those calves. The abrupt separation of calves from their dams is the most common approach to weaning, but it's also the most stressful, and calves that experience a lot of stress underperform.

It's easy to see why weaning is stressful on calves; sudden deprivation of milk and social contact with mothers, being handled for vaccinations, changes to feed and water sources, and transportation to a different environment with unfamiliar pen mates is a lot for young animals to cope with. The stress calves experience through weaning depresses their immune systems, making freshly weaned calves the most susceptible to bovine respiratory disease (BRD) infections. Stressed calves also have lower feed intakes. Listening to their bawling, seeing them pace in their pens and dealing with sick calves is no doubt stressful on producers too.

Understanding the principle of low-stress weaning allows producers to wean calves in whatever ways work best on their operation while enjoying the benefits of reduced incidence of disease in calves, reduced costs and time spent on treatments, better weight gain, and a quieter barnyard.

Low-stress management ideas are not only relevant to those who retain ownership of fed calves. For producers that sell direct to backgrounders or feedlots, practicing low-stress techniques can help build a reputation for content, healthy, high-performing calves worth a premium. Minimizing stress during weaning is not only more profitable in the long-run for cattle producers, it is also attractive to consumers.

[read entire article here>](#)

<http://www.beefresearch.ca/research-topic.cfm/weaning-65>

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Questions You Should You Ask when Purchasing a Home or Property?

Is a property disclosure statement available?

In british columbia, sellers may have completed a property disclosure statement. This statement provides information about the state of the home to potential buyers.

What is the zoning on this home?

The zoning on a home is established by

the local government. Zoning sets the type of buildings which may be built on any particular piece of property and how those buildings may be used: single-family residential, duplexes, multi-family residential, commercial, or industrial. You may also wish to ask about the zoning on the surrounding properties to determine if, for instance, a factory or a park could suddenly appear nearby. > continued

Is a Land Title Search Available?

A Land Title Search will allow you to see who is registered as the current owner of the home and if there are any registered mortgages, easements, restrictive covenants, rights of way, etc. which may affect the use or value of the home.

Are There any Restrictive Covenants?

A restrictive covenant places a specific limitation on the owner's use or occupancy of the property. Such things as a prohibited type of exterior finish, the minimum size of the structure, or the maximum height of the structure are only a few examples of the type of restrictive covenants you may encounter. The act of purchasing a property which has a restrictive covenant compels you to abide by it.

Are There any Easements?

An easement is a right or privilege one party has to use the land of another for a special purpose. Examples are: easements given to telephone and electric companies to erect poles and run lines over private property, easements given to people to drive or walk across someone else's land, and easements given to gas and water companies to run pipelines to serve their customers.

How Much are the Property Taxes?

As stated earlier, the amount of property taxes payable will figure in the calculation of how much money you can borrow to finance your purchase.

Is the Structure Covered by any Warranty?

Homes built by a licensed residential builder under a building permit applied



Meet Ranch Real Estate Specialist

Tim Terepocki 250.828.2866 ranchproperties@gmail.com

Tim Terepocki has been in the cattle business for over 10 years whether it was running yearlings, making hay or now raising long horn cattle and stock contracting. He has ranched and farmed from the coast to Lillooet, Princeton and now in the Kamloops and surrounding areas. Tim became interested in real estate when he was in Princeton buying and selling rural properties. He has now been a licensed realtor for 5 years.

Tim is an avid team roper as well as a member and director of the BC rodeo association. He also is an auctioneer and has produced many events such as BC Farm Machinery Sale and several performance horse sales and events. Tim often

volunteers his time as an announcer or provides stock to various youth rodeo programs and associations. On the side Tim finds himself buying and selling hay, trucking cattle, building fences or other jobs for many ranchers or previous real-estate clients in the agriculture sector.

Tim's vast knowledge in the agriculture business and real estate gives him an educated quality to his real estate services. He is very motivated, enthusiastic, honest and hardworking, all being traits you would want working for you in your next real estate endeavour. Give him a call, he is always available.

[View Tim's Listings>](#)

for on or after July 1, 1999, or where construction began on or after July 1, 1999 in areas where no building permit is required, are subject to the mandatory third-party warranty insurance provisions of the Homeowner Protection Act, unless there is an applicable exemption. The licensee with whom you are working can assist with acquiring warranty information. The Homeowner Protection Office Branch of BC Housing (HPO) can assist with questions regarding warranty issues. The HPO can be reached through their toll-free information line at 1-800-407-7757 or you can refer to their web site at www.hpo.bc.ca.

Fixtures vs. Chattels

Things contained in a building or on the land are classified as either fixtures or chattels. The

difference between a fixture and a chattel is very important to you because fixtures stay with the home when it is sold, but chattels depart with the old owner. If you see an attractive fireplace insert, a "murphy bed" in the spare bedroom closet, a vacuum canister in the utility, or custom window blinds which you think should stay, but are not certain if the seller agrees, ask if it is a fixture.

Are there permits in place?

Are there permits in place for building and/or renovation work and for the electrical and gas systems including original and alterations/additions? For information on what type of work in a home requires gas and electric permits, please contact the BC Safety Authority at 1-866-566-7233 or visit www.safetyauthority.ca.

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