

\$6,500,000 - 48516 Highway 22, Rural Brazeau County

MLS® #A2051872

\$6,500,000

2 Bedroom, 2.00 Bathroom,
Agri-Business on 1255.81 Acres

NONE, Rural Brazeau County, Alberta

Investment Opportunity!! 8 quarters well suited for crop, hay, or pasture. Substantial lease revenue. Minutes southeast of Drayton Valley. Properties are fenced & cross fenced, have several dugouts. Annual revenue from surface leases, farm rent, oilfield equipment storage yard rent & owner receives additional revenue from miscellaneous oilfield activities. Acreage with home site has been subdivided and is not included.

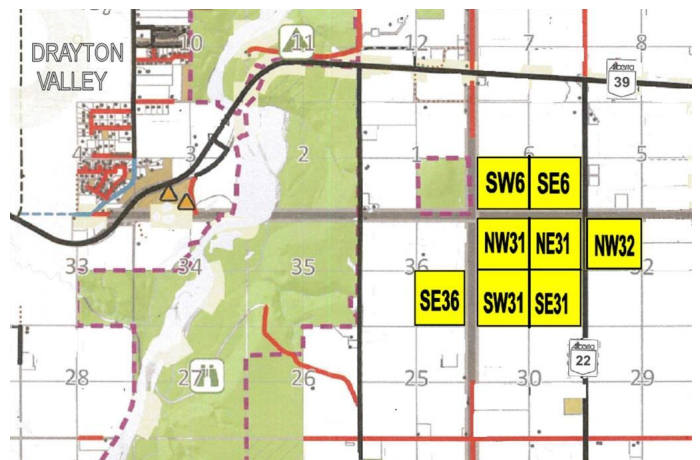
Built in 1984

Essential Information

MLS® #	A2051872
Price	\$6,500,000
Sold Price	\$5,150,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Acres	1,255.81
Year Built	1984
Type	Agri-Business
Sub-Type	Agriculture
Style	Bi-Level
Status	Sold

Community Information

Address	48516 Highway 22
Subdivision	NONE



City	Rural Brazeau County
County	Brazeau County
Province	Alberta
Postal Code	T0C 0S0

Amenities

Utilities	Natural Gas Paid, Electricity Connected, Electricity Paid For, Natural Gas Connected, Water Paid For
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Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Double Vanity, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Freezer, Gas Cooktop, Oven-Built-In, Refrigerator
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Partially Finished, See Remarks

Exterior

Lot Description	Farm, Pasture
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2023
Date Sold	April 8th, 2024
Days on Market	319
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Moore's Agri-Trade Ltd.
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