

\$4,789,000 - 73011 Twp Rd 470, Alder Flats

MLS® #A2083384

\$4,789,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 1579.00 Acres

NONE, Alder Flats, Alberta

1579 ACRES! Awesome Ranch with abundance of grass and high surface lease revenue!

If you are looking for a good cattle operation, lots of grass and/or more land you found it! Suitable for bison's as well.

7 Deeded quarters and 3 quarters Crownland grazing leases.

The property has 4 quarters on the South side and 6 quarters on the Northside of the gravel road. On the South side you find the quarter with the home and buildings. Plus, an excellent steel corral system incl. round steel pin. Hydraulic squeeze chute.

On the North side there are 6 quarters and there is a good wood corral system and holding pens for easy loading during the season. Plus, a water well with power. Approximately 800+ acres are cleared and arable. The farm can produce enough food for a cattle operation of approx. 300-350 cows.(weather and management dependent) The land has produced oats and hay silage in previous years as well. Without making your own food for winter there is enough grass on good management and weather permitting for up to +/- 500 cow/pairs.

Seller says if you start using fertilizer here there is even better return.

The property has excellent bison fences along the perimeters and good cross fencing as well.

The crownland has good 4 wire fences.

There are enough dug outs and water wells for all the livestock.



An upgraded 3-bedroom bungalow with a large new garage/shop is attached. The shop was built to have living space on top but that is not finished. Shop has concrete floor and in-floor heating. Two overhead doors and two-man doors. The bungalow has lots of natural light, a wood fireplace, in-floor heating, and a finished basement.

The horse barn has wood flooring. In here you find a newer Tuff heavy duty maternity pen system. The barn has power.

Shop and open shed. The shop is 788 sq. ft with overhead door: 12' high by 14' wide. The shop has a concrete floor, is insulated and heated. The open shed is attached and is 1173 sq. ft.

Storage shed; 24' x 36'

Lease revenue of \$ 114,000 +/-
Located approx. 35 minutes South of Drayton Valley. One hour to Rocky Mountain House and Rimbey.

Livestock markets can be found in Rimbey and Ponoka so a convenient distance to the markets.

Total taxes 2023: \$ 4667.45

Built in 1985

Essential Information

MLS® #	A2083384
Price	\$4,789,000
Sold Price	\$4,625,000
Bathrooms	0.00
Acres	1,579.00
Year Built	1985
Type	Agri-Business

Sub-Type	Agriculture
Style	Bungalow
Status	Sold

Community Information

Address	73011 Twp Rd 470
Subdivision	NONE
City	Alder Flats
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 0A0

Interior

Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Natural Gas, Wood
Has Basement	Yes
Basement	Finished, Full

Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2023
Date Sold	March 12th, 2024
Days on Market	169
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Centre - Coaldale
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