



GRASSROOTS
REALTY GROUP

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5035 Township Road 334
Rural Mountain View County, Alberta

MLS # A2249582

\$2,500,000



Division:	Eagle Hill		
Cur. Use:	Agricultural, Commercial, Farm, Office, Other, See Remarks		
Style:	Bungalow		
Size:	3,700 sq.ft.	Age:	1945 (80 yrs old)
Beds:	8	Baths:	3
Garage:	Heated Garage, Quad or More Attached, Quad or More Detached, RV Access		
Lot Size:	155.99 Acres		
Lot Feat:	Farm, Private, See Remarks, Wooded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Linoleum, Tile	Sewer:	Septic Field, Septic System
Roof:	Metal	Near Town:	Sundre
Basement:	Crawl Space, None	LLD:	24-33-5-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Beamed Ceilings, Built-in Features, High Ceilings, Natural Woodwork, Storage, Vaulted Ceiling(s)		

Major Use: Grain, Gravel Yard, Hay, Mixed, See Remarks

This property boasts multiple revenue streams! The first of several includes a permitted and established 12.35-acre, aggregate extraction pit, that allows striping and stockpiling, aggregate extraction, loading, hauling and truck traffic. The quarry pit is currently operational, with the potential for expansion for further gravel crushing permits upon compliance with the standard approval process, creating a favorable investment opportunity. Current gravel reserves are estimated at 3,000,000 tonnes. Unprocessed raw aggregate reserves valued at \$5/tonne. Processed aggregate products (screened, future crushing etc.) valued from \$20-\$100/tonne. Supporting documentation, gravel studies, and field reports are available upon request, along with optional purchase of on-site machinery, including a crusher and conveyor system. Additional current and future revenue possibilities include farming, oil/gas lease income, (existing surface lease revenue from Whitecap Resources already in place), trucking operations, RV or trailer storage, mechanic or towing service, Airbnb rental opportunities, a permanent residential retreat, horse options and SO much more! Existing farmland lease revenue. Rental of Workshop, House, Hay Shed and Grain Bins bring the potential CAP Rate to 6% without any gravel revenue. Discover the endless possibilities here of this 155+ acre property in Mountain View County, a rare opportunity to own a large-scale, multi-purpose acreage in a highly desirable location. An unparalleled investment opportunity. Several high-value structure outbuildings are already in place, including an impressive 48x84 ft, heated flooring shop and office, massive hay shed, grain storage, multiple garages, large hangar, pump house, and gazebo. At the heart of the property sits a single level, 8-bedroom home with a large deck, landscaping, and massive attached 4-car garage, surrounded by

impeccable natural beauty. You'll fall in love with the enjoyment of its private pond, tennis court, beautiful forest reserve, and breathtaking mountain views—all just 1.5 hours from downtown Calgary and minutes from Olds, Sundre, Carstairs, and Cremona. Services include a septic tank with pump-out, pipelines, and two well sites. Whether you envision expanding the potential for a lucrative gravel / aggregate pit business, farming the rich land, diversifying into oil and trucking, or creating a combination of residential and commercial uses, this property delivers it all. You have arrived!