



PT SE 10-50-2 W4
Rural Vermilion River, County of, Alberta

MLS # A2104936



\$1,800,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,815 sq.ft.	Age:	1980 (44 yrs old)
Beds:	5	Baths:	3
Garage:	Gravel Driveway, Parking Pad, RV Access/Parking, Triple Garage Detached		
Lot Size:	75.12 Acres		
Lot Feat:	Lawn, Garden, Irregular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	10-50-2-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Vac. Power Nozzle, Play Structures,

If you are looking for a great acreage to live/a hobby farm and campground to operate, then this property will fill your needs!! This 75-acre parcel of land features an 1815 square foot bungalow, triple detached garage, a full service campground, an RV/vehicle storage area, Tree nursery, and rentable/arable farmland. This one-of-a-kind opportunity is less than 9 miles west of Lloydminster directly off the Yellowhead Highway- a major interprovincial highway in Western Canada. Ideal for those who wish to enjoy part time retirement where they can live an awesome acreage lifestyle while running a very well maintained and established campground. This campground serves daily, monthly or annual customers and is an easy commute for those working contract positions in Lloydminster, and who don't wish to rent a full-time apartment during their stay in the community.... So much opportunity as the City of Lloydminster continues to grow. There is a full time residence which was fully renovated in 2005 and has an above grade square footage of 1815 square feet, there is a triple detach garage built in 2006, a campground shower house/shop building, there is a campground "community" building/shop, a pole shed storage building as well as a smaller garden shed. The campground features a total of 96 campsites on approx. 7 acres: 6- drive through 15/30/50 amp with full sewer and water, 10- back in sites 15/30/50 amp with full sewer and water, 40- back in sites with 15/30 amp with full water and sewer, and 40 overflow sites with water and temporary 15 amp service. There is a storage area totaling about 10 acres for RV/vehicle storage licensed for up to 200 units, there is 2 acres of tree nursery with approx., 100 Colorado spruce, and 53 arable acres of land which you can either rent out or utilize for your own needs... This campground was designed from initial concept to be the fully

functioning and efficient operation.... so well thought out that anyone would be impressed with how everything comes together!! Included in the sale of this turn key operation is the inventory and equipment needed to maintain the campground- A great opportunity where the owner is willing to train a new buyer in all aspects of running this business. NOTE RECENT IMPROVEMENTS: 350 by 225 multi use pad has been developed for additional storage as needed with approx. 650 yards of gravel placed in this area- this improvement would cost on average \$60,000, which represents additional value for any future owner- also noteworthy is a large pile of topsoil for future use on the property.