



**GRASSROOTS**  
REALTY GROUP

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**TWP ROAD 420 Road NE**  
**Rural Ponoka County, Alberta**

**MLS # A2126619**



**\$1,500,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Vacant		
<b>Style:</b>	Bungalow		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	-		
<b>Lot Size:</b>	66.92 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Farm, Few Trees, Front Yard, Fruit Tre		

<b>Heating:</b>	Boiler, Fireplace(s)	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Cedar Shake	<b>Near Town:</b>	Rimbey
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	35-41-3-W5
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Electricity Paid For, Natural Gas
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar		
<b>Major Use:</b>	Beef, Chicken, Pasture		

Looking to run a cow/calf operation or a business or both then come and drive through this custom made one of a kind security gate up the private secluded driveway and take a look. This 67 acre farm features a 1900 sq. ft. 3 bedroom, 2 bath bungalow with cedar shakes, in-floor heat, oak cabinets and corian countertops, and one wall in the living room is all rock with a wood fireplace., and concrete basement foundation, and a beautiful rockwork on the outside as well. There is also 380 sq. ft. porch and a greenhouse added on to the south of. this lovely home. Outside you will find a fenced yard with lots of mature trees, shrubs, lilacs, apple trees and a garden that produces very well. There is a pumphouse, storage building for your gardening tools and a root cellar. The yard also has concrete sidewalks with railing and a concrete patio. For the animals there is a 30' x 100' cattle shed with 2 nursing pens and a calving stall to handle the cows. It also has a handy building for staying in while calving season is on ,with a well there as well so running water inside. There is a covered waterer with built in containers as well for salt and mineral. The farm also has natural spring fed pond and lots of wildlife just south of the yard site. The hay shelter is 30' x 100' c/w metal roof. The property also has 3 chicken houses and a 30' x 50' cement floor building with a 10' x20' front entry addition and power for storage with one man door and overhead door and has a gable style roof finished with metal. There are 32 acres of pasture that is cross-fenced 5 times with gates .Now if you want to run a business here is your huge 40' x 110' metal arch style- Rib shop, with spray foam insulation, poured concrete in-floor heat, 18' ceiling c/w a 14' x 16' powered overhead door , 3 man doors .There are 2- 24' x 24' additions, one is the office with oak cupboards and stainless steel

counter-tops and a sink and beautiful rockwork and large windows, above is the mezzanine with patio doors and a deck . The utility building is 30'x 18', gable style roof with metal cladding, concrete floor and power and contains the natural gas-fired 2023 boiler for the shop This farm has 3 wells.. This is one owner farm and the house is pet free and smoke free. It is a very nice farm with lots and lots of potential.