



**GRASSROOTS**  
REALTY GROUP

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**35213 RR 254**  
**Rural Red Deer County, Alberta**

**MLS # A2145554**



**\$1,450,000**

<b>Division:</b>	Pine Lake West		
<b>Cur. Use:</b>	Agricultural, Farm		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	-		
<b>Lot Size:</b>	145.79 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Elnora
<b>Basement:</b>	-	<b>LLD:</b>	16-35-25-W4
<b>Exterior:</b>	-	<b>Zoning:</b>	AG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Wheat

This is a well established generational farm consisting of 145.79 acres and located southwest of Pine Lake. It offers a 1250 sq ft fully finished bungalow with attached garage and a full compliment of farm buildings including a 40x48 heated Butler Building shop with 220 Pwr, 20x26 metal sided hiproof barn, 24x30 metal sided garage, 12x32 garage, 32x60 metal sided machine shed, 30x50 metal sided machine shed, 30x52 metal sided equipment shed, 24x60 animal shelter, 2 smaller animal shelters, 8x16 feed bin, 12x20 shed. The property is fenced and cross fenced with some corrals. Approx 100 acres of the property is rented at approx \$110/acre for crop. There is about 38 acres of pasture and the farmyard consists of about 7-8 acres. There is gas well revenue that garners \$10,700/year.