



GRASSROOTS
REALTY GROUP

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26424 Township Road 582
Rural Westlock County, Alberta

MLS # A2185653



\$2,560,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	17.17 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Westlock
Basement:	-	LLD:	17-58-26-W4
Exterior:	-	Zoning:	Agriculture
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Poultry

Unique Poultry Operation near Westlock, Ab c/w 17.17 Ac located on Twp Rd 582 adjacent to Hwy 44 south of Westlock. This operation works directly with a hatchery and has exempt status to operate independently from the quota system. Improvements: (1) 1,092 +/- sq ft residence c/w 3 bedroom & 2 $\frac{1}{2}$ bathrooms c/w recent renovations; (2) 1995 mobile home & 16' x 72' c/w 3 bedrooms & 2 bathrooms; (3) water treatment facility which services all farm bldgs and residence, etc.; (4) 2001 / 12 construction Pullet barn c/w barn capacity for up to 12 K chicks & 40' x 202' (includes 40' x 40' shop area and 40' x 40' manure storage area), feed bins, etc.; (5) 2008 construction Layer breeder barn & 15,800 +/- sq ft c/w barn capacity for 18,000 +/- breeders (45' x 60' +/- service area, 46' x 272' +/- breeder laying area, 30' x 30' +/- manure storage area, 67 KVA auto start diesel fired gen set, feed storage bins, etc.; (6) Full set of site services & (2) water wells, (2) power services, (3) N-Gas meters, Private sewage system c/w open discharge, etc., usual yard and mature site improvements, etc.; (7) Note: it is the seller's intention to market this poultry operation as a going concern / turnkey operation. It should also be noted that there are pure blood lines that add significant value to the livestock inventory (not included in the listing price & feed and livestock inventory will be normalized on completion date). The listing price does include all barn and feed related chattels associated with the day-to-day operation (these items will be itemized for clarification). Note: bird and feed inventory are in addition to the listing price. ~More details are available on Realtor's web site!!!

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