



GRASSROOTS
REALTY GROUP

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**40507 Range Road 12
Bentley, Alberta**

MLS # A2198240



\$4,400,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	3,291 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	139.34 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Bentley
Basement:	-	LLD:	35-40-1-W5
Exterior:	Log	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: See Remarks

139.34 Acres of prime farmland with Custom Log Home & Versatile (Potato) Farm Site This 139.34-acre property combines 120 acres of prime cultivated land with an exceptionally well-built custom log home and a fully equipped farm site. A private, tree-lined paved driveway leads to the impressive 3,291 sq. ft. log home, designed with character. The home features 7 bedrooms and 3.5 bathrooms across two spacious levels. The living room is a standout feature, with a striking central (gas)fireplace, and expansive windows that flood the space with natural light while offering beautiful views of the property. The kitchen is well designed with large amounts of counter space, custom cabinetry, and a large pantry. The attached dining area is perfect for large gatherings. The primary bedroom includes a walk-in closet and a large ensuite bathroom with a shower, (jacuzzi) tub and more views of the incredible property. The home's lower level is fully developed, with a large family room, 4 additional bedrooms, ample storage, and another (gas)fireplace, creating a cozy atmosphere. A semi wrap-around deck with a hot tub, a fire pit area, and a children's play center complete the outdoor living space, making it ideal for relaxation and entertaining. Additional structures include an oversized double attached garage and a 48' x 28' triple detached garage with workspace and a spacious loft, with lots of room for vehicles, equipment, and storage. A separate sewer and water system from a previous mobile home setup allows for guest or employee accommodations, with space for a large trailer. Farm Infrastructure The farm site was historically used for seed potato production but adaptable for fertilizer storage/distribution, oil field services, or trucking operations, just to name a few. With a completely separate entrance from the residence, the site includes: 6,000 tons of potato storage

facility (160' x 275') with office space, staff room, washroom, and a semi-trailer loading dock (~28,000 sq. ft.) 62' x 120' heated and insulated workshop with three overhead doors 120' x 76' fully metal-clad pole barn with a dirt/gravel floor Grain storage: One 20,000-bushel bin, two 4,000-bushel bins, two 5,000-bushel bins, and two 5,500-bushel bins, all on hopper bottoms 20,000-gallon water storage tank This is a great opportunity to own a well-established and fully equipped farm operation while enjoying the comfort of a custom-built log home. Whether you're looking to expand your agricultural business or establish a versatile rural operation, this property offers endless possibilities. Legal land description: SW-35-40-1-W5