

# \$2,350,000 - 57228 Rge Road 251, Rural Sturgeon County

MLS® #canada\_911

## \$2,350,000

2 Bedroom, 1.00 Bathroom, 1,308 sqft  
Rural on 160.00 acres Acres

None, Rural Sturgeon County, Alberta

COURT ORDERED LISTING AND SALE: Full quarter of high quality farmland with extensive farm buildings and grain storage bins. Property is zoned mainly Agricultural with a portion of the land and buildings zoned Commercial. Services include a well, municipal water, a dugout with two separate electric power services, two natural gas meters and two separate septic systems. Buildings include an older 1308 sf home, detached (24' x 26') double garage, metal clad shop (54' x 80'), two metal clad shops (36' x 72'), garage/shop (30' x 48'), Diamond canvas clad building (65' x 158'), and a heated and insulated machine shop (50' x 120') with a 100 ft wash pad and a separate septic system. There is estimated to be approximately 100,000 bushels of grain storage on the property. The hopper and flat bottom bins are on concrete. Very good location with extensive services and improvements to complement this operation. GST may be applicable.



Built in 1962

## Essential Information

MLS® #	canada_911
Price	\$2,350,000
Bedrooms	2
Bathrooms	1.00

Square Footage	1,308
Acres	160.00 acres
Year Built	1962
Type	Rural
Status	Active

### **Community Information**

Address	57228 Rge Road 251
Subdivision	None
City	Rural Sturgeon County
Province	Alberta
Zip Code	T0G 1L0

### **Amenities**

Features	Deck
# of Garages	2

### **Additional Information**

Date Listed	February 6th, 2023
-------------	--------------------