



**22222 Range Road 20  
Bindloss, Alberta**

**MLS # A2285942**



**\$750,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	-		
<b>Size:</b>	1,732 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	5	<b>Baths:</b>	1
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	13-22-2-W4
<b>Exterior:</b>	-	<b>Zoning:</b>	Ag
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** See Remarks

Farming Opportunity! Looking for a place to start ? Or possibly add to an existing operation? This 1/4 section parcel of land consists of 140 acres (+/-) cultivated land plus 20 acres of yard area. The land was last used to grow Peas. The sale includes a 1700 sq ft home ( 5 bedroom 1.5 storey ) with an unfinished basement. There is also a 30' x 32' Detached Garage, a 40' x 62' Quonset with concrete floor, and a 28 x 37 Barn with stalls and a loft for feed storage. There is Power and Gas run to all of the main outbuildings. Water comes from a well on the property with underground lines run to the home and to 3 separate Livestock waterers. There are also multiple grain storage bins , diesel tanks, and good sized set of corrals with shelter. This nicely rounded operation is in good condition and ready to go for the Spring season. Easy access off of the 41 North and directly adjacent to Highway 555.