



GRASSROOTS

REALTY GROUP

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10024 Township Road 820
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2293588



\$1,500,000

Division: NONE

Lot Size: 158.97 Acres

Lot Feat: -

By Town: Whitelaw

LLD: 1-82-1-W6

Zoning: AG-1

Water: None

Sewer: -

Utilities: -

THIS PROPERTY IS BEING SOLD BY TEAM AUCTIONS THROUGH A PUBLIC AUCTION APRIL 10TH TO 15TH, 2026. PRICE IS NOT A REFLECTION OF WHAT THE PROPERTY MAY SELL FOR, IS NOT THE ACTUAL LIST PRICE AND IS MERELY A POSTING. THE PROPERTY IS BEING SOLD AS IS, WHERE IS AND ALL POTENTIAL BUYERS TO VERIFY ALL PROPERTY DETAILS TO THEIR SATISFACTION INCLUDING BUT NOT LIMITED TO ZONING, PERMITTED USES, SET BACK RULES, TAXES, ETC. An outstanding gravel pit investment opportunity located at SE-01-82-01-W6 near Whitelaw, Alberta, within the Municipal District of Fairview No. 136. This property contains an estimated 3,153,000 tonnes of gross extractable gravel with little to no overburden. The 158.97 acre parcel offers prime multi-use land situated approximately 6 km from Whitelaw and 15 km from the Peace River. Primary access to the site is located 5.2 km east of Highway 2 via a haul road and the well-maintained, all-weather Township Road 820. The land features a mix of poplar and spruce treed areas, pastureland, and high-quality gravel deposits. The entire quarter section is fully fenced and includes a house, barn, sheds, and additional outbuildings. Water and power are already on site, supporting potential wash plant operations. Surrounded by three county gravel pits and positioned directly on a haul road, the property benefits from a strategic location for aggregate production. An engineered aggregate assessment has been completed, confirming a significant volume of gravel and sand resources. This is a rare opportunity to acquire a proven gravel resource with strong development potential.