



**714002 Range Road 85  
Wembley, Alberta**

**MLS # A2317572**



**\$1,350,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	155.93 Acres		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** -

**Near Town:** Wembley

**Basement:** Full

**LLD:** 30-71-8-W6

**Exterior:** -

**Zoning:** AG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** -

**Major Use:** Barley, Canola, Wheat

155.93+/- acres with Residence, Commercial Buildings and Development Potential. Located right off Highway 43 and Range Road 85, just West of Wembley. This former poultry processing business/farm includes a 1,248 sq ft home with 4 bedrooms and 3 bathrooms. There are support buildings, including a shop, brood house, processing building with mezzanine storage and office, and a refrigerator building. All services, including 600-amp power, natural gas, 5 good water wells, and septic. Approximately 100 acres are farmed, good, productive soil; the balance of land is bush and yard site. There is a pipeline corridor on the West side of the quarter with annual revenue. With excellent access and significant existing infrastructure, this property is well suited for industrial development, RV and equipment storage, country residential acreage development, or as an ideal base for a contractor, trucking company, or other business venture. \*\*\*This property is for purchase by online Auction only on September 8th, 2026; bidding is open from 9 am to 11 am. Buyers must pre-register to bid. Bidders must read and accept the Auction Terms and Conditions. The listing price is an estimation of value. Starting bid will be \$850,000.00 with increments of \$10,000.00. The closing/possession date is October 9th, 2026. A full description of buildings and improvements is available online or contact our office for a package.