



GRASSROOTS
REALTY GROUP

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14446 Township Road 302
Rural Special Areas No. 2, Alberta

MLS # A2324922



\$1,200,000

Division:	NONE		
Cur. Use:	Agricultural, Cattle, Grazing, Horses, Livestock, Pasture, Ranch		
Style:	Bungalow		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	474.08 Acres		
Lot Feat:	-		

Heating:	-	Water:	Co-operative, Well
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Hanna
Basement:	-	LLD:	17-30-14-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Beef, Cow

FOR SALE BY ONLINE TENDER from Aug 26, closing Aug 28th @ 8pm. Here is a great opportunity to expand your existing cattle operation or to get into something completely new. 474 acres of Pasture consisting of 2 deeded quarters and 1 lease quarter. Owner previously ran 150 head feedlot and has had up to 400 yearlings on the property at one time. Total of 7 waterers supplied by a very good well but also tied directly into the Henry Kroeger Water Main which runs across east side of SE-17. Water has never been an issue. All stock pens including loading chute are all heavy-duty steel construction. All pasture fencing is 4 wire and in great condition. 100'x200' Riding Arena is approx. 4 years old, is equipped with kick boards and insulated approx. 6' up. West side is equipped with a foldable return chute for calf roping etc. Riding Arena is fully lit by 32 high intensity LED lights which are extremely energy efficient. Property is located 4 miles south of Hanna AB.