



GRASSROOTS
REALTY GROUP

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

MLS # A2340345



\$1,375,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	158.97 Acres		
Lot Feat:	Brush, Many Trees, Pasture, Private, See Remarks		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Whitelaw
Basement:	-	LLD:	1-82-1-W6
Exterior:	-	Zoning:	AG-1
Foundation:	-	Utilities:	-
Features:	-		

Major Use: See Remarks

SIGNIFICANT AGGREGATE RESOURCE OPPORTUNITY NEAR WHITELAW, AB! This approximately 160-acre quarter section presents a unique opportunity to acquire a large land base with an identified gravel resource, existing infrastructure, timber value and strategic proximity to established aggregate operations. An Aggregate Assessment has been completed, identifying a substantial aggregate resource through a 37-test-hole exploration program, supported by LiDAR data and digital terrain modelling. The assessment calculated approximately 3.214 million m³; (5.245 million tonnes) of gross aggregate within the study area. Due to the amount of fines identified in the deposit, the consultant recommended reducing the gross gravel volumes by 25%, resulting in an estimated 2.4105 million m³; or approximately 3.153 million tonnes of gross extractable gravel. The deposit is expected to primarily produce "road crush, with lesser volumes of "road crush, while potential markets may also exist for sand, clay fill and other manufactured aggregate products including washed sand, concrete mix and pebble rock. The property is strategically located approximately 6 km southeast of Whitelaw and approximately 5.2 km east of Highway 2 via Township Road 820. Existing municipal gravel pits are located immediately to the north, east and south, providing an established aggregate operating environment and strong supporting context for the resource. A notable advantage is the potential for additional resource depth. The 37 test holes were excavated to the limits of the available equipment, approximately 4.5 metres, and several locations continued to encounter gravel at the bottom of the excavation. The assessment therefore incorporated probable gravel volumes using neighbouring pit elevations and digital terrain modelling. Additional

drilling or open excavation would be required to confirm the ultimate depth and quantity of the deposit. The quarter section also includes a condemned home with existing power, natural gas and a water well. While the residence itself is not considered usable in its current condition, the existing services and location could provide an excellent potential future office, site administration or operational base for a gravel operation, subject to required approvals and redevelopment. In addition to the aggregate opportunity, the property contains an estimated \$40,000–\$50,000 in timber value, providing a potential additional revenue opportunity through logging and clearing of the property. The assessment proposes a conceptual five-phase mining plan, allowing extraction to progress in stages while providing areas for stockpiling, operations and progressive reclamation. A rare opportunity to secure approximately 160 acres with a substantial identified aggregate resource, potential additional gravel depth, existing utility infrastructure, timber value and excellent proximity to established gravel operations. Call your agent today!