



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

14015 Township Road 540
Rural Minburn No. 27, County of, Alberta

MLS # A2342895



\$1,675,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	2,230 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Parking Pad		
Lot Size:	170.83 Acres		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Near Town:	Two Hills
Basement:	Full	LLD:	36-53-14-W4
Exterior:	Vinyl Siding	Zoning:	Agriculture
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Kitchen Island		

Major Use: Alfalfa, Barley, Beef, Canola, Chicken, Exotic Animals, Fruits & Vegetables, Goat, Grain, Hay, Hobby Farm, Hog, Market Gardening, Mixed, Pasture, Plants/Flowers, Poultry, See Remarks, Sheep, Vegetable

Are you looking for an established Farm to get started or perhaps relocate? This well-developed property comes with a large 2,230 sq ft main level Beautiful HOME, warm attached Double Garage with epoxy floors, Heated 40' x 48' Shop, Henhouse, Barn, heavy duty guard rail Corrals, Automatic Waterers and some fenced Pasture. There are also approx. 100 acres of Cultivated land to grow crops or seed down to Hay. Includes a separate fenced area with custom Steel Gates on excellent TWP 540 road, where a 2nd yard could be developed or for ready use as a Feed Yard. (Buyer may also have the opportunity to rent additional close pasture from the Seller.) Power, Natural Gas, 2005yr Water Well, upgraded septic tank, and tremendous Garden Area. This farm is conveniently located on well-maintained Warwick Road only 15-20 min drive SW to Vegreville, or similar drive NE to Two Hills, AB. Plenty of room for a large family or lots of company. This package comes with a full Agricultural Qtr of Land and the large adjoining FARM Acreage (2 Titles). For more information, Call Today! NOTE: If interested in the Country Acreage alone, please see separate MLS# A2313548. [NB: Newly subdivided Farm Acreage, therefore combined Property Taxes are to be determined.]