



64123 Range Road 460 Rural Bonnyville M.D. AB

\$800,000

138.94 Acres in La Corey! Half treed and half open. There are 2 dugouts as well as good producing water wells. This year the hay/grass was baled. Last year, electric wire held cows, but the existing barbed wire fence will need some TLC. There is a 111x72 shop with 16' lean-to's on each side-both with a gravel base, not heated. The middle interior has 2 drive through bays and is tinned, heated, powered, with a concrete floor. There is a full bathroom and laundry area. Heavy duty insulation, five 220 plugs for air compressors or welders (50 amp). There is a combination of rollup doors and overhead doors. There is also an unfinished house on site with over 2400 square feet of living space on the main floor, full walkout basement. Triple attached garage. Final Building Inspection was completed in April of 2018, re-inspection is required. Construction was never completed so does not have insurance or warranty. Quality materials are evident, but everything will be sold "as is, where is".

Listing Presented By:



Originally Listed by:
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