



## 7419 Twp Rd 514 Rural Parkland County Alberta

\$565,000

76.78 Acres farm close to Drayton Valley and currently run as a sheep farm. What a fantastic opportunity to get into farming! When it comes to smaller livestock, a flock of sheep is a great choice for beginners, hobby farmers, and additional income streams for existing farms! You can raise them for meat, milk and wool. Plus, they do an excellent job with vegetation control. Fences are important and this land is all fenced with woven wire field fence as that provides a strong and safe solution. All is fenced and cross fenced. The farm currently runs +/- 500 ewes and the farmer sells the lambs live at approx. 75 lbs. to Spruce Grove and from there on they are shipped to Ontario. This is a great business to get into! The large part of the barn is a 94' x 100' pole barn and attached is a heated 50' x 34' pole barn. Both are approx. 3 years old and ongoing being build. Attached to the large barn is a lean-to and chicken coop. The home is built from two 7-unit camps put together for the three-bedroom, one bathroom house. Both units are from May 2003 and made into one cozy home. Heated by propane and really efficient. Each unit is 12' x 54'. Water is from a newly drilled well which has lots of water. No softeners needed. The well supplies the water for the house and the barns. All appliances currently in the house and barn are included "as is" If you are interested in buying this farm lock, stock and barrel that is an option as well. This price is for the buildings and land only and does not include the sheep. Give your Realtor a call to discuss! (id:6769)

Listing Presented By:



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