



## 48516 Hwy 22 Brazeau County Rural Brazeau County AB

\$6,500,000

Investment Opportunity!! 8 quarters well suited for crop, hay, or pasture. Substantial lease revenue. Minutes southeast of Drayton Valley. NE31 has yard site with spacious home, 32x40 heated shop with concrete parking pad, 40x84 quonset & 2 waterers on concrete pads. Main floor of home has large kitchen/dining, living room, supersized master bdrm, 2nd bdrm & bath with double sink vanity & tub/shower unit, laundry room off kitchen. Country sized entry with office & 3 pce bath. Basement partially finished - large family room, 3 bedrooms, future bathroom is plumbed, 3 ft storage area under entry. 2 basement bedrooms have no closets and one of these has no door. Across driveway on SE31 is another fully serviced site with 32x40 shop with power & concrete floor. Properties are fenced & cross fenced, have several dugouts. Annual revenue from surface leases, farm rent, oilfield equipment storage yard rent & owner receives additional revenue from miscellaneous oilfield activities.

Listing Presented By:



Originally Listed by:  
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