



## 52029 Range Road 280 Rural Parkland County Alberta

\$1,010,000

Court-order sale - Stony Plain, Alberta: 155.04 +/- Ac c/w buildings and improvements. The property is located approximately 3 miles SE of Stony Plain, Alberta on Range Rd 280. It is reported that there is 1,545 +/- sq ft residence (2002 construction as indicated by Parkland County assessment records). It is reported that the residence is built on a concrete slab c/w hot water floor heating. There are 3 bedrooms, 2 full bathrooms, kitchen, living room and mechanical room. (no access to the interior of the residence was available). There is also a 34' x 80' +/- wooden arch rib quonset present in the yard site (evidence of significant deferred maintenance). The quonset has power and 90% +/- of the floor is reported to be concrete. Only permanently attached fixtures are included in the judicial listing of this property. General site services appear to present. Based on reference from aerial photos, it would appear there is 60 +/- Ac of productive farmland in the SE quadrant of the quarter section. An area of 52 +/- Ac of low lying land transverses through the quarter NE to SW. That leaves 43 +/- Ac on the north side of lowland - this includes the building site and open and treed pasture, etc. As noted from the public road and other public documentation, it is reported there is buffalo/bison perimeter fencing present and buffalo/bison on the property. There are several high voltage power transmission lines that travel parallel to the south boundary of the property - annual income for these power line(s) is reported to be \$ 6,500 +/- (to be confirmed). If, and when, more information becomes available, the listing will be updated accordingly. Supplemental listing details will be available on the realtor website. (id:6769)

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