



## Rural Sturgeon County Alberta

\$6,000,000

Huge ranching opportunity of FOUR QUARTERS near St. Albert! 639.75 ACRES of a working regenerative farm, set up with a confined feeding operation and part of ALUS conservation! The home quarter has an old house and barn as well as a shop, granaries, seven fenced feeding pens, sheds and two dugouts. There are three drilled wells total, the best well producing 30 GPM out of the Villeneuve aquifer. Cattle are on rotational grazing with electric fencing and part of the verified beef program. Land has been sustainable farmed, with flat land on the home quarters and gently rolling land on the northern quarters with a beautiful view. Close to Hwy 37 for easy access to St. Albert, Edmonton, Spruce Grove, Stony Plain and Westlock and near the hamlets of Calahoo and Riviere Qui Barre, this is a unique opportunity! (id:6769)

Bedroom 2 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Listing Presented By:



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