

\$2,560,000 - 26424 Township Road 582, Rural Westlock County

MLS® #A2185653

\$2,560,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 17.17 Acres

NONE, Rural Westlock County, Alberta

Unique Poultry Operation near Westlock, Ab c/w 17.17 Ac located on Twp Rd 582 adjacent to Hwy 44 south of Westlock. This operation works directly with a hatchery and has exempt status to operate independently from the quota system. Improvements: (1) 1,092 +/- sq ft residence c/w 3 bedroom & 2 ½ bathrooms c/w recent renovations; (2) 1995 mobile home 16' x 72' c/w 3 bedrooms & 2 bathrooms; (3) water treatment facility which services all farm bldgs and residence, etc.; (4) 2001 / 12 construction Pullet barn c/w barn capacity for up to 12 K chicks 40' x 202' (includes 40' x 40' shop area and 40' x 40' manure storage area), feed bins, etc.; (5) 2008 construction Layer breeder barn 15,800 +/- sq ft c/w barn capacity for 18,000 +/- breeders (45' x 60' +/- service area, 46' x 272' +/- breeder laying area, 30' x 30' +/- manure storage area, 67 KVA auto start diesel fired gen set, feed storage bins, etc.; (6) Full set of site services (2) water wells, (2) power services, (3) N-Gas meters, Private sewage system c/w open discharge, etc., usual yard and mature site improvements, etc.; (7) Note: it is the seller's intention to market this poultry operation as a going concern / turnkey operation. It should also be noted that there are pure blood lines that add significant value to the livestock inventory (not included in the listing price) feed and livestock inventory



will be normalized on completion date). The listing price does include all barn and feed related chattels associated with the day-to-day operation (these items will be itemized for clarification). Note: bird and feed inventory are in addition to the listing price. ~More details are available on Realtorâ€™s web site!!!

Essential Information

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|-----------|---------------|
| MLS® # | A2185653 |
| Price | \$2,560,000 |
| Bathrooms | 0.00 |
| Acres | 17.17 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 26424 Township Road 582 |
| Subdivision | NONE |
| City | Rural Westlock County |
| County | Westlock County |
| Province | Alberta |
| Postal Code | T0G 1W0 |

Additional Information

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|----------------|-------------------|
| Date Listed | January 6th, 2025 |
| Days on Market | 106 |
| Zoning | Agriculture |

Listing Details

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|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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