

LARGE RANCHING OPERATION

Myrnam, AB

ID#1102462





NE Alberta Ranch Operation:
 Buy this Empire of Land and
 pound-in your stake.

Property includes 2,510 deeded acres of which approx. 1,360 acres are either currently cultivated or in tame hay. There is also the opportunity going forward to break more land. All land is deemed to be fenced with some intensive cross fencing. Ample water for raising livestock including bored and drilled water wells, plus a wet well for winter feeding. Combined property includes two developed home Qtrs with shops, original barns and utilities. 3rd Qtr is also developed with power. Modest surface lease revenue and some land borders paved Hwy 45.

Package currently carries approx. 275 pairs, while also producing winter feed. Negotiable items not included in the sale are an extensive set of portable panels, portable gates, calf shelters, and livestock handling equipment.

Excellent turn-key farm & ranch package to call home or expand further to make your own!

Price: \$8,250,000

Acres: 2,510

Cultivated Acres: 1,360

Type: Crop Farm, Ranching, Commercial, Equestrian/Horse Farm, Agri Business

Crops/Animals: Hay, Wheat, Barley, Canola, Corn, Oats, Hay, Grass, Horses, Cattle, Sheep, Chickens

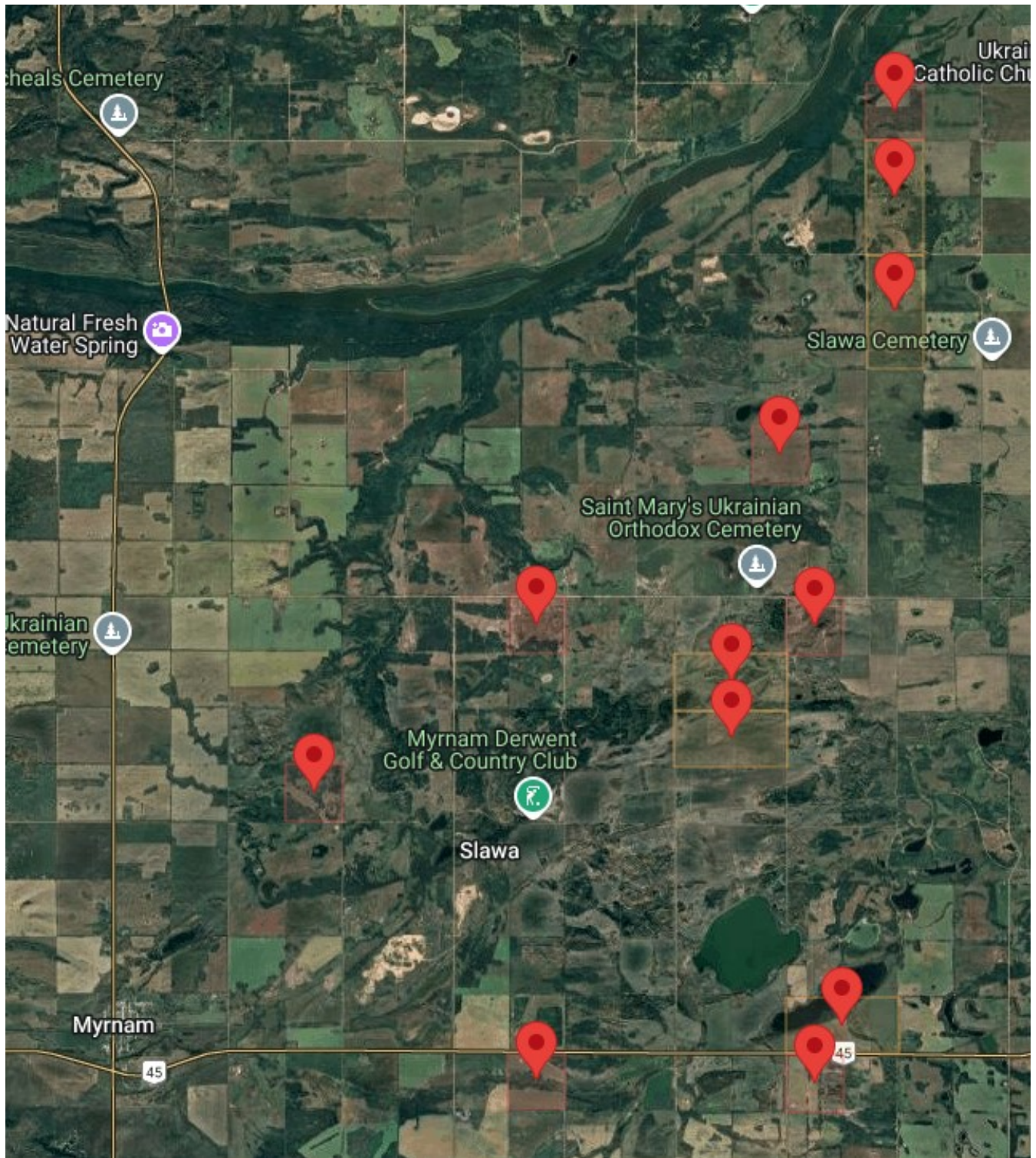
Living Quarters: Two quarters with shops & original barns. One quarter is developed with power.

Outbuildings: Shops, Barns

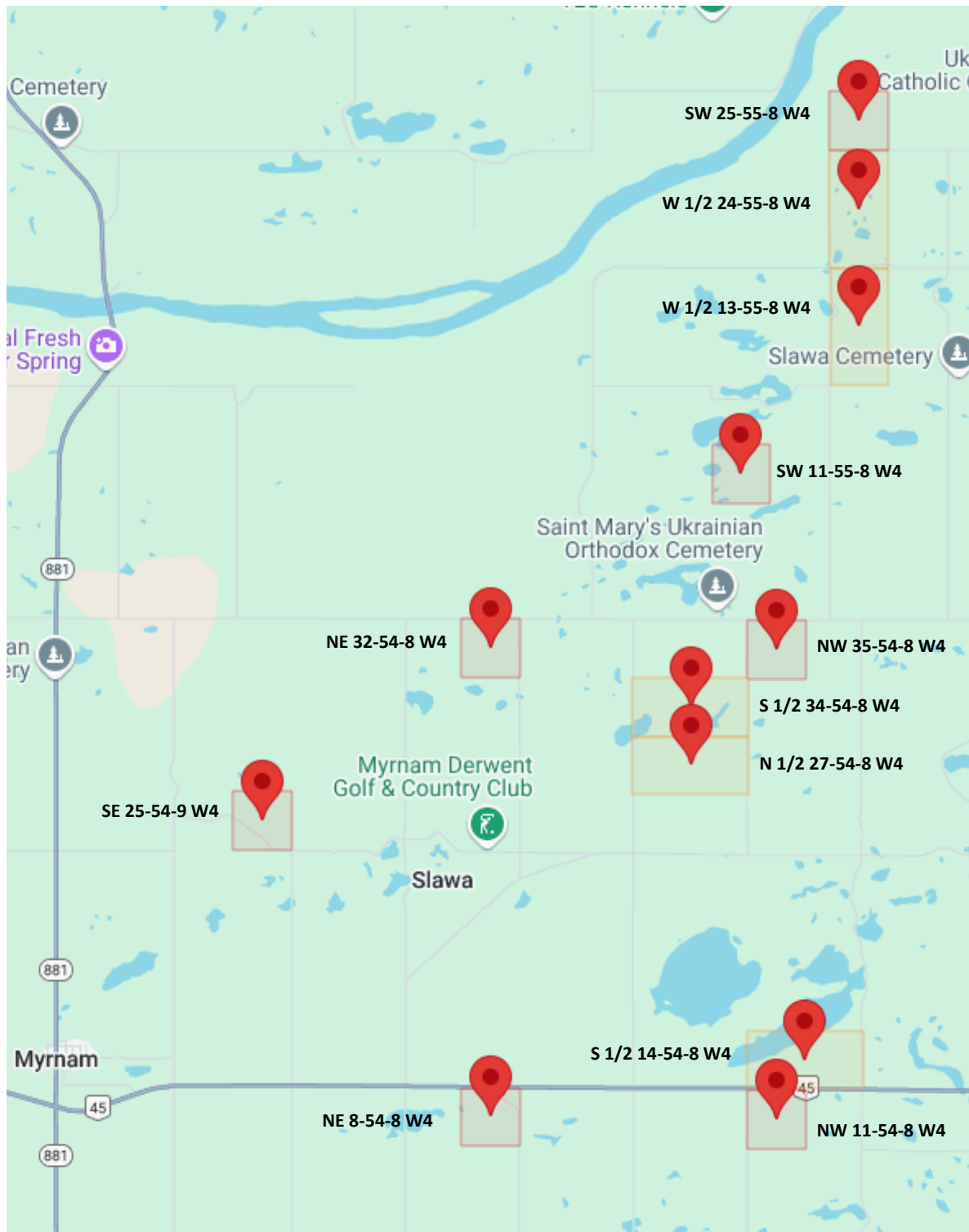








Aerial View



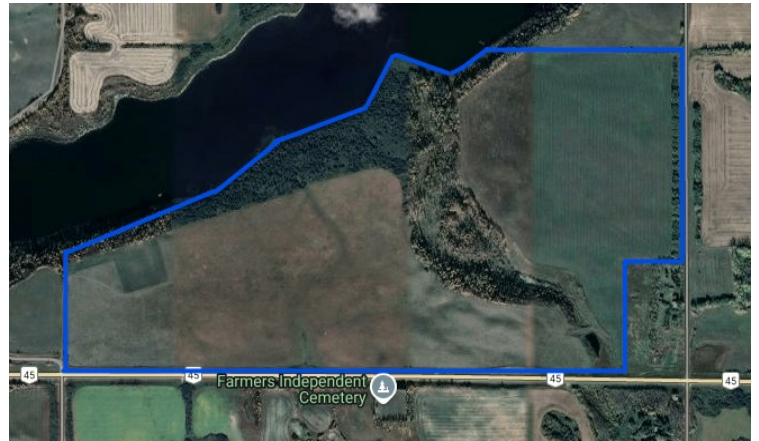
Location Map



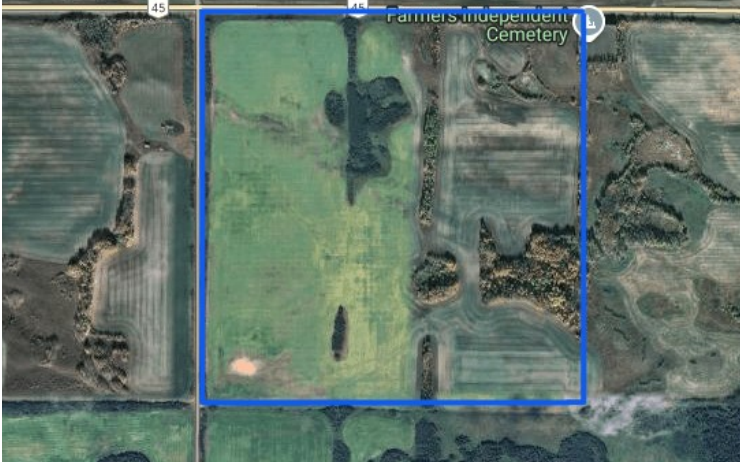
N 1/2 27-54-8 W4



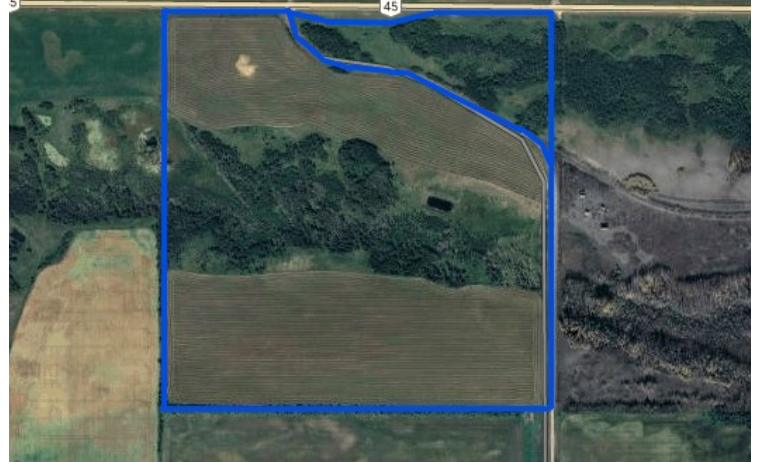
S 1/2 14-54-8 W4



NW 11-54-8 W4



NE 8-54-8 W4

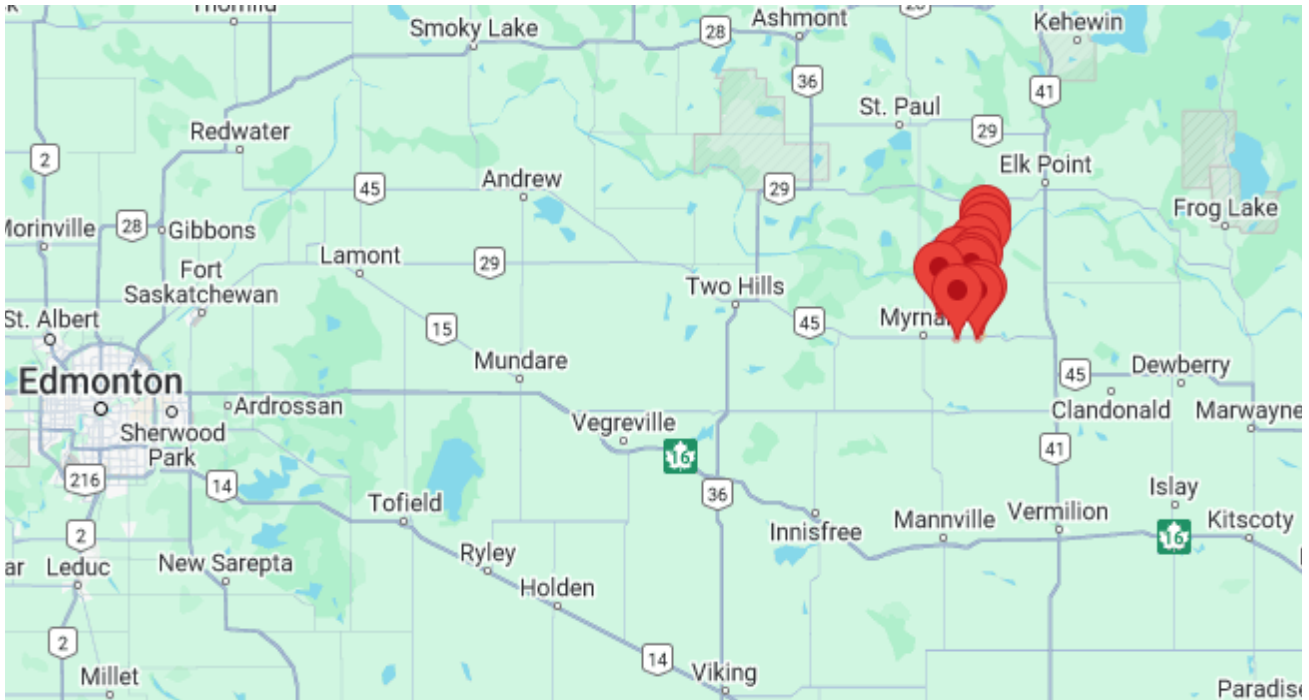


SE 25-54-9 W4

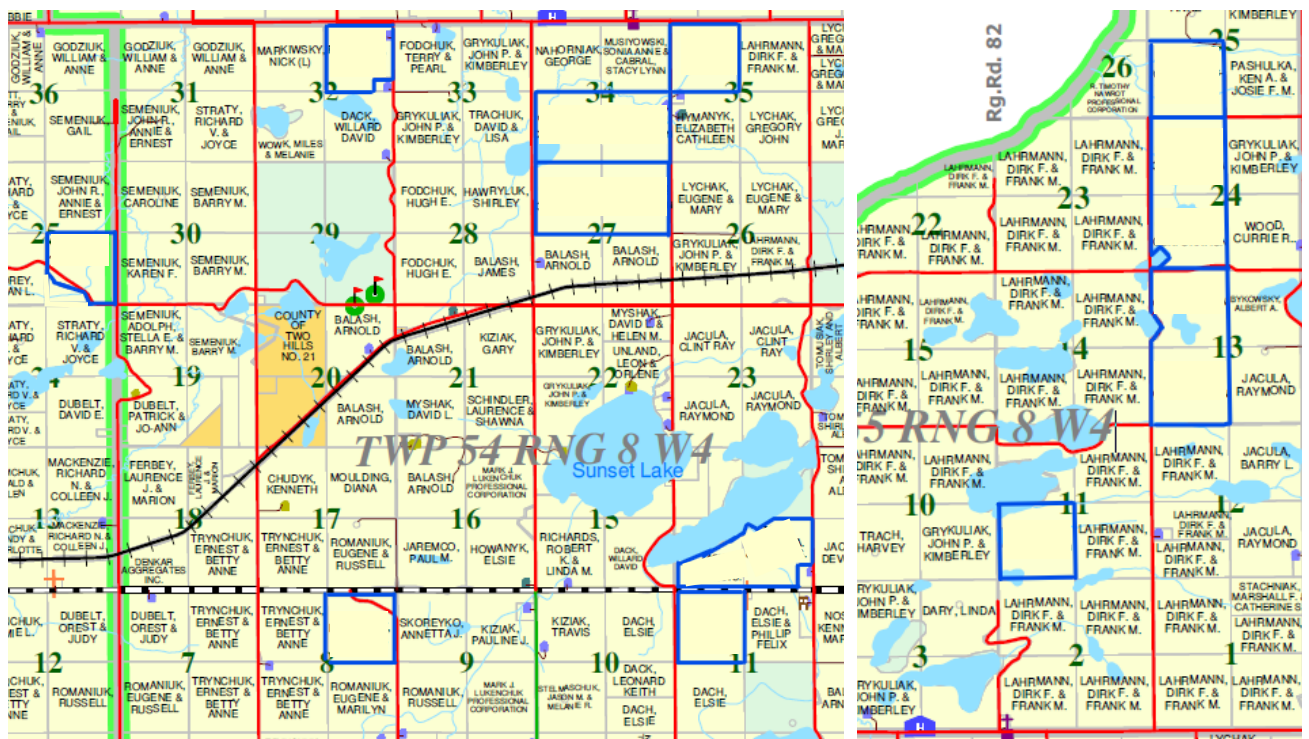


NE 32-54-8 W4





General Location Identifier



County/MD Map

