

\$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 â€“ 16â€™ x 72â€™ 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 â€“ 40â€™ x 202â€™ (includes 40â€™ x 40â€™ shop area and 40â€™ x 40â€™ manure storage area), feed bins, etc.; (5) 2008 construction Layer breeder barn â€“ 15,800 +/- sq ft c/w barn capacity for 18,000 +/- breeders (45â€™ x 60â€™ +/- service area, 46â€™ x 272â€™ +/- breeder laying area, 30â€™ x 30â€™ +/- manure storage area, 67 KVA auto start diesel fired gen set, feed storage bins, etc.; (6) Full set of site services â€“ (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 sellerâ€™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 â€“ 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

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

Date Listed	January 6th, 2025
Days on Market	191
Zoning	Agriculture

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.