

**40022B Range Road 5-0 Road Rural Clearwater County, AB TOM 1HO**

**Agri-Business**  
**Active** [A1239379](#)

W: 5 R: 5 T: 42 S: 1 Q: SE **DOM:** 59 **LP:** \$650,000.00  
**PD:** **OP:** \$650,000.00



**Trans Type:** For Sale **LP/Acre:** \$4,256.43  
**City:** Rural Clearwater County  
**Business Type:** **Tax Amt/Yr:** \$1,160.89/2022  
**Bldg Type:** **Lot Sz Acre:** 152.71  
**Lse Rate Com:** **Lot SqFt:** 6,652,048  
**County:** Clearwater County **Addl Parcels:** No  
**Subdivision:** NONE **RMS SQFT:** 1,268.00  
**Sewer:** Septic Field, Septic Tank **LP/SF:** \$512.62  
**Nearest Twn:** Rimbey  
**Possession:** Immediate/Sold by VPIAuctions.com Sept 26 to Oct 1, 2022 10/  
**LINC#:** [0032391914](#)  
**Legal Pln:** **Blk:** **Lot:**

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**Zoning:** AG **Tax Roll:**  
**Title to Lnd:** Fee Simple **Exclusn/SRR:** No/No  
**Reports:** None  
**Restrictions:**

**Previous Tenant Usage:**

**Public Remarks:** This is a great opportunity to own this incredible private 152 acres. Excellent wild life population (Moose, and Deer) on the land and in the area. We are currently in the process of verifying the oilfield revenue and contracts. Property will be sold by online auction at VPIAuctions.com. Bidding starts at 9:00 am Sept 26, 2022 bidding closes at 11:00 am October 1, 2022. Contracts will be provided as attachments on VPIAuction.com web site. "ALL SALES ARE FINAL AND AS IS WHERE IS" There is no fee to bid. SUCCESSFUL HIGH BIDDER MUST PROVIDE A 10% NON REFUNDABLE DEPOSIT TO THE LISTING BROKERAGE UPON BEING DECLARED HIGH BIDDER OF THE AUCTION PROPERTY.

**Directions:** West of Rimbey on Highway 53 to range road 44, South 4 miles to the Leedale Road, West to Range Road 5-0 North 3/4 miles to dead end, property on the left.

**Property Information**

**Fencing:** Cross Fenced, Fenced **Road Frontage:** Municipal Road  
**911 Address:** 420022B Rng Rd 5-0 **HOA/Sched:**  
**Utilities:** Electricity Connected, Natural Gas Not Available, None, High Speed Internet Available, Phone Connected, Propane, Water Connected  
**HOA Incl:**  
**Goods Exclude:** non  
**Access Feat:** Accessible Full Bath, Accessible Kitchen, Accessible Washer/Dryer  
**Goods Include:** non

**Agri Business**

**Water Supply:** Well **Soil Type:** Limitations - Moderately Severe, Mixed Soil Type, Soil Report Available, Peat  
**Acres Cleared:** 120.00 **Contracts:** **Reg Watr Rghts:** No  
**Acres Cultivatd:** **Well Depth:** 140  
**Acres Fenced:** **Lease SubLse:**  
**Acres Freehold:** 152.71 **Lease Type:**  
**Acres LseHold:** **Lse Incentives:**  
**Acres Pasture:** 110.00 **Lse Term Rmn:** **Lse Op Cost SF:**  
**Lse Op Cost Inc:** **Lease SqMtr:**  
**Major Use :** Beef

**Residential Buildings**

**Beds Total:** 3 **Style of Home:** Mobile **Foundation:** None  
**Baths Total:** 1 **Basement:** Crawl Space, None  
**Total FI SF:** 1,268.00 **Outbuildings:** 28 X 34 Pole Shed; 12 X 8 Shed  
**Year Built:** 1975

**Printed Date:** 09/10/2022 4:55:24 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).