

**430050 41 Range Rural Ponoka County, AB T0C 0J0**

**Agri-Business**  
**Active** [A2024263](#)

W: 5 R: 4 T: 43 S: 2 Q: NE **DOM:** 6 **LP:** \$350,000.00  
**PD:** **OP:** \$350,000.00



<b>Trans Type:</b>	For Sale	<b>LP/Acre:</b>	\$3,092.97
<b>City:</b>	Rural Ponoka County	<b>Tax Amt/Yr:</b>	\$23.81/2022
<b>Business Type:</b>		<b>Lot Sz Acre:</b>	113.16
<b>Bldg Type:</b>		<b>Lot SqFt:</b>	4,929,249
<b>Lse Rate Com:</b>		<b>Addl Parcels:</b>	No
<b>County:</b>	Ponoka County	<b>RMS SQFT:</b>	
<b>Subdivision:</b>	NONE	<b>LP/SF:</b>	
<b>Sewer:</b>	None		
<b>Nearest Twn:</b>	Rimbey		
<b>Possession:</b>	By Date Specified 03/31/2023		
<b>LINC#:</b>	<a href="#">0039384276</a>		
<b>Legal Pln:</b>		<b>Blk:</b>	<b>Lot:</b>
<b>Zoning:</b>	CRH	<b>Tax Roll:</b>	
<b>Title to Lnd:</b>	Fee Simple	<b>Exclusn/SRR:</b>	No/No
<b>Reports:</b>	Aerial Photos		
<b>Restrictions:</b>			

Recent Change: **02/08/2023 : NEW**

**Previous Tenant Usage:**

**Public Remarks:** Rare as Hen's teeth. Lake Front, Lake Access, Recreational, Treed 113 acres of prime hunting land. Several Excellent building sites to choose from. Property is approximately 11 -1/12 miles west of Rimbey, with only 1 -1/2 miles of gravel. Land is home to Deer, Elk, Moose, Geese, Ducks, & other birds. the property is zoned "Recently zoned Country Residential Hobby Farm" further subdivision is yet to be determined. The back of this amazing quarter fronts onto Lake No. 1 (See title). There are large stands of spruce, poplar and other forest trees and brush. Honey here it is, privacy and that quality of life we have always talked about that you just can't find in the city. Please Note: This listing is being administered for online auction by VPIAuctions. Sale terms: "Sold As Is Where Is" ; "All Sales Are Final " ; 10% non refundable deposit upon being declared high bidder and meeting or exceeding the reserve price. Auction starts Monday February 27 and ends approximately 1:00 March 3, 2023. See Listing Brokerage for Details.

**Directions:** From Rimbey go west on Hwy 53 about 16 km to Hwy 706 (Rng Rd 40) Turn (right) north 3.2 km to TWP Rd 430 then turn (left) west 1.6 km to Rng Rd 41 turn (right) north .8 km; property on the West side (left) of the road. There is a sign on the property.

**Property Information**

<b>Fencing:</b>		<b>Road Frontage:</b>	Municipal Road
<b>911 Address:</b>		<b>HOA/Sched:</b>	
<b>Utilities:</b>	None		
<b>HOA Incl:</b>			
<b>Goods Exclude:</b>	None		
<b>Access Feat:</b>			
<b>Goods Include:</b>	None		

**Agri Business**

<b>Water Supply:</b>	None	<b>Soil Type:</b>	Limitations - Moderately Severe, Mixed Soil Type
<b>Acres Cleared:</b>	20.00	<b>Reg Watr Rghts:</b>	No
<b>Acres Cultivatd:</b>			
<b>Acres Fenced:</b>			
<b>Acres Freehold:</b>	113.16		
<b>Acres LseHold:</b>		<b>Lse Op Cost SF:</b>	
<b>Acres Pasture:</b>		<b>Lease SqMtr:</b>	
<b>Lse Op Cost Inc:</b>			
<b>Major Use :</b>	Recreational		

**Residential Buildings**

<b>Beds Total:</b>		<b>Style of Home:</b>		<b>Foundation:</b>
<b>Baths Total:</b>		<b>Basement:</b>		
<b>Total FI SF:</b>		<b>Outbuildings:</b>		
<b>Year Built:</b>				

**Printed Date:** 02/14/2023 5:06:39 PM

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