Dennis Roszell - Broker
Virtual Property Inc.
#6, 7459 49 Ave. Red Deer, AB T4P 1N2
Phone: 403.350.1914

On Range Road 42 Range Rural Ponoka County, AB T0C 0J0

Agri-Business W: 5 R: 4 T: 43 S: 2 Q: NW **DOM:** 0 **LP:** $275,000.00
Active A2026368 **PD:** **OP:** $275,000.00

Trans Type:	For Sale	**LP/Acre:**	$1,718.75
City:	Rural Ponoka County		
Business Type:		**Tax Amt/Yr:**	$10.24/2022
Bldg Type:		**Lot Sz Acre:**	160.00
Lse Rate Com:		**Lot SqFt:**	6,969,600
County:	Ponoka County	**Addl Parcels:**	No
Subdivision:	NONE	**RMS SQFT:**	
Sewer:	None	**LP/SF:**	
Nearest Twn:	Rimbey		
Possession:	Immediate		
LINC#:	0022680763		
Legal Pln:	**Blk:**	**Lot:**	
Zoning:	Ag	**Tax Roll:**	
Title to Lnd:	Fee Simple	**Exclusn/SRR:**	No/No
Reports:	Aerial Photos		
Restrictions:			

Recent Change: **02/17/2023 : NEW**
Previous Tenant Usage:

Public Remarks: NE 2 43 4 W5 is also available on auction (see MLS #A2024263) Property is Recreational, Trees, and water (approximately 120 acres) ; 160 acres of prime hunting land. Several Excellent building sites to choose from. There is approximately 9 acre hill on the North East corner accessed by water only. This 9 acres is adjacent to the NE 2 43 4 W5. To own both quarters provides the new owner with an outstanding Hillside, water front, water view, building site. Property is approximately 12 -1/12 miles west of Rimbey, with only 2 -1/2 miles of gravel. Land is home to Deer, Elk, Moose, Geese, Ducks, & other birds. the property is zoned Agricultural. The back of this amazing quarter (9 Acres) fronts onto Lake No. 1 (See title for NE 2 43 4 W5). 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. Oil field revenue is 3800.00 annually. There is a small cabin (Truck Cube) that goes with the property. 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 3.2 km to Rng Rd 42 turn (right) north .8 km; property on the East side (Right hand side) of the road. There is a sign on the property.

Property Information

Fencing:		**Road Frontage:**	Municipal Road
911 Address:	none	**HOA/Sched:**	
Utilities:	None		
HOA Incl:			
Goods Exclude:	none		
Access Feat:			
Goods Include:	none		

Agri Business

Water Supply:	Other			**Soil Type:**	Mixed Soil Type, Limitations - Severe, Wet
Acres Cleared:	10.00	**Contracts:**		**Reg Watr Rghts:**	No
Acres Cultivatd:	0.00	**Well Depth:**			
Acres Fenced:		**Lease SubLse:**			
Acres Freehold:	160.00	**Lease Type:**			
Acres LseHold:	0.00	**Lse Incentives:**			
Acres Pasture:	20.00	**Lse Term Rmn:**		**Lse Op Cost SF:**	
Lse Op Cost Inc:				**Lease SqMtr:**	
Major Use :	Recreational				

Residential Buildings

Beds Total:	**Style of Home:**	**Foundation:**
Baths Total	**Basement:**	
Total Fl SF:	**Outbuildings:**	
Year Built:		

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

Information deemed reliable, but not guaranteed. Copyright © 2023, Pillar 9, all rights reserved.