



**26424 Township Road 582 , Rural Westlock County, Alberta - \$2,560,000**



Main Photo

## Property Description

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 – 16' x 72' 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 – 40' x 202' (includes 40' x 40' shop area and ' x 40' manure storage area), feed bins, etc.; (5) 2008 construction Layer breeder barn – 15,800 +/- sq ft c/w barn capacity for 18,000 +/- breeders (45' x 60' +/- service area, 46' x 272' +/- breeder laying area, 30' x 30' +/- manure storage



area, 67 KVA auto start diesel fired gen set, feed storage bins, etc.; (6) Full set of site services – (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 seller'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 – 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 Realtor's web site!!

## REALTOR Referral

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REALTOR®

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