



## 20076 Township Road 370 , Rural Stettler No. 6, County of, Alberta - \$1,498,000



Main Photo

### Property Description

This well-established 157.28-acre farm is ready for its next chapter. Formerly a 70-cow dairy operation, the facility was shut down in July 2025 but remains fully set up for dairy, or is an easy conversion to beef, sheep or a variety of livestock opportunities. Whether you envision a cow-calf operation, sheep, bottle feeders, or other ventures, this property offers excellent infrastructure and versatility with outstanding water supply with the well tested at 70 GPM when drilled. Located 12 miles from Stettler on paved road TWP Road 370 and 8 miles from Big Valley with both communities offering K to Grade 9 schools. Home Quarter (SW-1-37-20-W4M), 157.28 acres on title consisting of 96 acres cultivated cropland, 23 acres pasture, 16 acres lowland, 22 acres yard site with corals, buildings, and improvements. Buildings and improvements include a Shouse built in 2019 (shop/house combination) with 3,037 sq ft. Over 1,500 sq ft of second floor living space and nearly 2,000 sq ft of shop space, Loafing Barn 100' x 110'



(11,000 sq ft) with pack bed and Lely Vector feeding system Hay Shed built in 2021, 80' x 120' x 22' (9,600 sq ft), Milking Parlor 115' x 42' (4,830 sq ft) with double-6 herringbone setup, Cold Calving Barn, Concrete Silage Bunker (2,250 ton +/-) 35' x 300' x 10', Extensive fencing, corrals, and water bowls. Excellent setup for beef or dairy with room to expand or adapt and available for Immediate possession. Strong infrastructure is in place with modern buildings and abundant water. In addition the buyer has the option to buy just the home quarter or a second quarter in conjunction with the home quarter purchase. The home quarter must sell first or in addition (SE-17-37-20-W4M), MLS A2254722 consisting of 111.06 acres titled acres, 80 acres currently cultivated, 17 acres improvable cropland, 14 acres lowland located only 4 miles west of the home quarter may also be purchased.

## REALTOR Referral

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