

Presented by:



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Listing #00001558

\$0.00

County / Municipality: Lacombe
Lacombe, Alberta

Primary Farm Type: Rural property

Listing Remarks: "UNRESERVED LAND AUCTION" - 6.0-Ac +/- for Russell Nelson of the Lacombe area. This parcel features a unique configuration that will utilize the same access point as the balance of the quarter section. An access easement will be registered on the title of the 154 ac +/- parcel in favor of the smaller parcel. Buildings and improvements consist of:

1994 Model # 794 Triple E manufactured home 16 x 76 - (3) bedrooms + (2) bathrooms c/w a 10 x 12 +/- ft porch addition & 10 x 14 +/- covered deck area, 12 x 24 +/- sun room; 40 x 60 wood framed heated shop c/w 16 ft ceiling - 2000 construction, concrete floor plumbed for hot water heating, sink and toilet, mezzanine storage area, (3) steel insulated overhead doors each with remote opener, 110 / 220 volt power service, telephone extension from residence, metal roof and metal-clad exterior - 16 x 60 +/- open front covered storage area on north side of building; 40 x 64 post and frame construction - Yr 2000, 16 ft ceiling, 16 x 16 +/- door opening - sliding doors, insulated but not lined, concrete floor, 110 volt power, metal roof and metal-clad siding - 16 x 64 +/- open front lean-to designed for livestock, access to automatic stock waterer, etc. The building site has a full set of site services including a 248 +/- ft drilled well c/w soft water, 10 KVA power transformer, N-Gas at (3) yard locations, dual compartment septic tank and septic field, private telephone and a well designed and maintained all-weather clay-base and gravel entrance and yard site for heavy traffic. The recently approved sub-division is in the final stages of completing the separation of title to the new parcel sizes; a real property report c/w municipal compliance, will be available shortly.



Property Legal Description: Pt-SW-07-41-27-W4M

Directions: From Lacombe: 4 .5 miles west of Lacombe exit off #2 Highway to range road 28-0; 3 miles north - property is on the east side of the range road

Total Acreage: 6
Workable Acres: 0

How to View: There will be (2) public open-house showings - dates and time to be announced