

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

MLS® #A2185653

\$2,560,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 17.17 Acres

NONE, Rural Westlock County, Alberta

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 â€“ 16â€™ x 72â€™ 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 â€“ 40â€™ x 202â€™ (includes 40â€™ x 40â€™ shop area and ~ x 40â€™ manure storage area), feed bins, etc.; (5) 2008 construction Layer breeder barn â€“ 15,800 +/- sq ft c/w barn capacity for 18,000 +/- breeders (45â€™ x 60â€™ +/- service area, 46â€™ x 272â€™ +/- breeder laying area, 30â€™ x 30â€™ +/- manure storage area, 67 KVA auto start diesel fired gen set, feed storage bins, etc.; (6) Full set of site services â€“ (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 sellerâ€™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 â€“ 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 Realtorâ€™s web site!!!

Essential Information

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|-----------|---------------|
| MLS® # | A2185653 |
| Price | \$2,560,000 |
| Bathrooms | 0.00 |
| Acres | 17.17 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 26424 Township Road 582 |
| Subdivision | NONE |
| City | Rural Westlock County |
| County | Westlock County |
| Province | Alberta |
| Postal Code | T0G 1W0 |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 6th, 2025 |
| Days on Market | 163 |
| Zoning | Agriculture |

Listing Details

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|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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