5.77 Acres less than 10 minutes South of Brooks, AB
$1,980,000 CDN



Province	Price	Total Acres	Farm Type
Alberta	$1,980,000	0	Agn Business/Commercial,Hog Farm,Poultry Farms,Ranch/Cattle/Feedyards



Ben Van Dyk
RealEstate Centre - Coaldale
ben@realestatecentre.ca
P: (403) 345-5100
M: (403) 393-4040



Ria Braaksma
Real Estate Centre - Coaldale
ria@realestatecentre.ca
P: (403) 345-5100
M: (780) 446-3006

Pasture Acres	Cultivated Acres	Irrigated Acres	Deeded Acres
			0

ID #: 1100485
Part of NW 19-10-18 W4

Right in the heart of a prosperous agriculture area and close to schools and town you find this great property East of Coaldale. If farming has been your dream this place gives you the opportunity to get started.
The barns have the possibilty to be used for many different livestock choices, like hogs, calves, sheep, goats.....
It is currently used as a 325-sow farrow to finish operation. There is a permit in place to expand to 500 Sows and it is a very attractive and productive family farm.
House info: 1762 sq.ft. Beautiful bungalow, with attached garage. House has bright open plan living room, kitchen and dining room. Also has a main floor laundry and boasts cathedral style ceiling in the master bedroom. The basement is divided into 4 bedrooms, rumpus room and there are 1½ baths in total. There is also a mechanical room, storage room and cold room.
(Hog) Barns:
Finishing barn 220x70ft Finishing area 4,896 sq.ft divided into 50 pens. Grower area 1,488 sq.ft divided into 6 PVC pens. Farrowing area 3,264 sq.ft divided into 46 sow crates Wiener area 1,280 sq.ft divided into 3 rooms with 8 PVC pens. Grower area 1,440 sq.ft with 10 steel pens and one open pen divided into 8 grower pens. Dry sow area, 2,852 sq.ft divided into 197 steel pens 2 mechanical rooms featuring 3 boilers Loose Housing Sows and an electronic feeding system. Water and Sewer Info: Million gallon earth water storage dugout. Manure pit storage. (There are no issues surrounding the manure as it is distributed among neighbouring farms) Other Buildings: Shop is 30 x 40, wood frame construction, metal clad exterior and roof. Hog Barn Complex 15,220 Sq.ft wood frame construction, metal clad exterior and roof. Newer modern finishing hog barn built fall 2010 with group pens, auto feed, scales and modern water & ventilation systems 30 x 72 arch rib barn, wood post and frame foundation with metal hoop arches covered with canvas. Earth floor. Feedmill, for complete hog rations with delivery system to individual barns.

Also on the farm and included in this price: A modern mobile home and a great cabin!
Livestock and some equipment included.

Taxes: $ 4500.













[Ben Van Dyk](#)
RealEstate Centre - Coaldale
ben@realestatecentre.ca
P: (403) 345-5100
M: (403) 393-4040



[Ria Braaksma](#)
Real Estate Centre - Coaldale
ria@realestatecentre.ca
P: (403) 345-5100
M: (780) 446-3006













Ben Van Dyk
RealEstate Centre - Coaldale
ben@realestatecentre.ca
P: (403) 345-5100
M: (403) 393-4040



Ria Braaksma
Real Estate Centre - Coaldale
ria@realestatecentre.ca
P: (403) 345-5100
M: (780) 446-3006




















Ben Van Dyk
RealEstate Centre - Coaldale
ben@realestatecentre.ca
P: (403) 345-5100
M: (403) 393-4040



Ria Braaksma
Real Estate Centre - Coaldale
ria@realestatecentre.ca
P: (403) 345-5100
M: (780) 446-3006





[Ben Van Dyk]
RealEstate Centre - Coaldale
ben@realestatecentre.ca
P: (403) 345-5100
M: (403) 393-4040



[Ria Braaksma]
Real Estate Centre - Coaldale
ria@realestatecentre.ca
P: (403) 345-5100
M: (780) 446-3006