

**253058 HIGHWAY 817 , Rural Wheatland County T1P 0V7**

MLS®#: **A2131367**      Area: **NONE**      Listing Date: **05/09/24**      List Price: **\$1,888,800**  
 Status: **Active**      County: **Wheatland County**      Change: **-\$331k, 29-Jul**      Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**  
 Sub Type: **Agriculture**  
 City/Town: **Rural Wheatland County**  
 Year Built: **2007**

Lot Information

Lot Sz Ar: **5,529,070 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**226**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating:  
 Sewer:  
 Ext Feat:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Construction:  
 Flooring:  
 Water Source:  
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**      Zoning: **1**  
 Legal Desc:

Remarks

Pub Rmks: **Revenue opportunities in so many ways. This great investment has it all. 90 acres of hay, Clay pit with approximately 1,000,000 meters of clay, serviced camping spots, heated 40x45 shop with sandblasting bay attached 20x60, fabric shop 27x50, 1120 sqft mobile home and unfinished 2900+sqft home with attached garage.**

Inclusions:  
Property Listed By:

Contact realtor for more information.  
N/A  
KIC Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





















