

3021 Township Road 400
Rural Lacombe County, Alberta

MLS # A2256388



\$1,149,000

Division:	NONE		
Cur. Use:	Grazing, Horses, Office, Ranch, See Remarks		
Style:	-		
Size:	0 sq.ft.	Age:	2014 (12 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	141.25 Acres		
Lot Feat:	Cleared, Many Trees, Pasture		

Heating:	-	Water:	-
Floors:	-	Sewer:	Septic Tank
Roof:	-	Near Town:	Eckville
Basement:	-	LLD:	36-39-3-W5
Exterior:	-	Zoning:	1
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected
Features:	-		

Major Use:	See Remarks
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Spanning 141.25 acres, this exceptional property is a prime opportunity for buyers seeking space, versatility, and modern amenities. Nestled amidst dense evergreens with Sylvan Lake's water edge nearby, it offers both natural beauty and practical functionality. The property features a state-of-the-art 40x60' insulated shop with overhead radiant heat, 16' door, concrete floor with drain, a poured concrete apron, metal siding inside and out, perfect for heavy-duty projects. A massive, level gravel staging area is ideal for oilfield, industrial, or storage needs. Fully serviced with natural gas and electricity (100amp), the land is completely fenced and cross-fenced, boasting a premium steel gate entrance for added security and appeal. Additional highlights include a 8X53' trailer skid shack and a septic tank (shop drain), making this expansive property a rare find for industrial, agricultural, or recreational buyers looking for a blend of utility and serene surroundings. The land opens up to the SW & near the existing 8.77 acre house/parcel, which is also for sale - A2265232. The seller grazes between 80-100 head of bucking horses on this land. You could log some additional room depending on needs, everything is fenced/gated for grazing without issues around the wet areas; including the gravel area, which is enclosed back to the gate. Rainy Creek Rd. does not ban in the spring for heavy equip making this property ideal for commercial use.