

272007 Twp Rd 452
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2197351



\$3,849,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Falun
Basement:	-	LLD:	10-45-27-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Christmas Trees, Nursery, Tree Farm

Thriving Tree Nursery and Christmas Tree Farm – A Turnkey Business Opportunity! Located on 160 acres, Fir Ever Green Tree Farm is a well-established and thriving operation that offers both Christmas trees in the winter and landscaping trees throughout the spring, summer, and fall. This exceptional property includes a charming 4-bedroom bungalow home, two shops, a greenhouse, and a cozy log home, making it the perfect setting for a family-owned business with immense growth potential. Key Features: • 160 Acres of prime land for tree cultivation and expansion • Turnkey Business with all necessary equipment included • Christmas Trees up to 11 feet can be sold as u-cut or wholesale during the Christmas season. • Landscaping Trees of all sizes from seedlings to 15-foot trees for sale in spring, summer, and fall • Diverse Inventory of landscaping trees can be sold as seedlings, in pots, in burlap(B+B), in wire baskets/burlap or moved with tree spade. • Two Shops for storage, equipment, and operations and renovated antique shed. • Greenhouse for seedlings, propagation or market gardening. • 4-Bedroom Bungalow with ample space for family living. • Log Home for additional living or rental space. Why Choose Fir Ever Green Tree Farm? • Established Reputation: After over three decades of hard work and dedication, this farm is well-known in the local community and has a loyal customer base for both Christmas trees and landscaping trees. • Year-Round Income: With Christmas tree sales in winter and landscaping tree sales in warmer months, this operation provides a steady income stream almost all year round. • Ready to Operate: This is a truly turnkey opportunity – the farm is ready to go from day one, with all equipment and infrastructure in place for immediate operation. Starting a business

like this in Alberta would take years of effort, but with this farm, you're stepping into a fully operational, successful business with endless potential. This family-owned and operated farm is the perfect opportunity for someone looking to step into a rewarding and established business. There is a possibility to work off the farm through the slower winter months from January till March. More information available upon request. Don't miss out on this unique chance to own and operate a well-established tree farm with tremendous growth potential.