



#144, 363 Sioux Road  
Sherwood Park, Alberta T8A  
4W7  
Ph. (780) 449-5622  
Fax. (780) 449-  
7221

## Farm and Homesite in Beaver County

**Legal Addresses:** W4-18-50-23-SW S ½  
W4-18-50-23-SW N ½

**Location:** 50301 RR 182 Beaver County  
RR 182 and South of TWP RD 504 Beaver County

**County:** Beaver County

**Nearest Town:** Tofield

**Sizes:** 80 acres  
80 acres

**Taxes (2025):** \$1,028.18  
\$418.09

### **Home Site Features:**

- 65± acres cultivated land
- 15± acres yard
- 100-amp electricity
- Gas
- 2 wells
- Septic field system
- Gravelled driveway



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- 1,949.56 sq ft 1 ½ storey house with 4 bedrooms and 2 bathrooms
- Main floor features laundry, 1 bedroom and both bathrooms
- Finished basement with den and family room
- Detached double car garage with power and metal roof (20'x 24')
- Heated and insulated metal clad shop with 2 overhead doors and concrete floors (39' x 49')
- Wooden barn with concrete floors and power ( 35' x 51' )
- Metal clad man cave. Metal roof, composite deck, powered, insulated with vinyl interior paneling and concrete flooring. (30'x 40')
- 3 cold storage shops with metal cladding. (100'x50' )
- Machine shed with metal roof (36'x54')
- Older granary
- 2 3-sided pole sheds

### North ½ Site Features:

- 78± acres cultivated #2 soil

**Total Price: \$1,225,000.00** GST may apply

*All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.*



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