



#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 $\frac{1}{2}$
W4-18-50-23-SW N $\frac{1}{2}$

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' x 50')
- Machine shed with metal roof (36' x 54')
- 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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