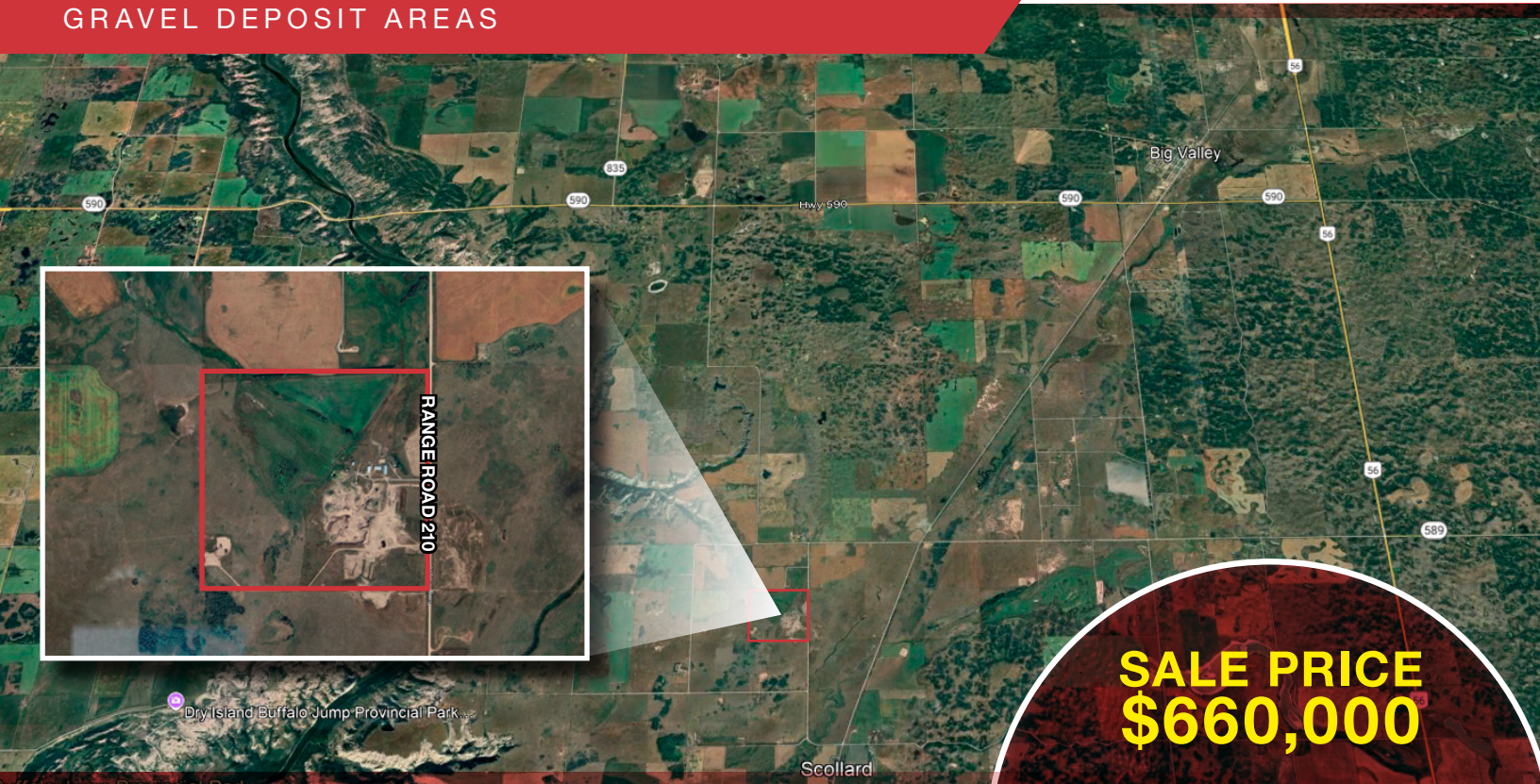


COURT ORDERED SALE

NAI Commercial







159 ACRES± LAND PARCEL WITH
GRAVEL DEPOSIT AREAS



SALE PRICE
\$660,000

34520 RANGE ROAD 210 | STETTLER COUNTY, AB | 159± ACRES LAND PARCEL

PROPERTY HIGHLIGHTS

-  **Corner Parcel:** 159 acres± with exposure to Range Road 210
-  **Zoning:** AG. Currently utilized as pasture
-  **Parcel:** Includes gravel deposit areas
-  **Location:** Located within rural Stettler County along Range Road 210, between Township Roads 344A and 350, south of the Town of Stettler
-  **Outbuildings:**
 - Shop: 2,400 sq.ft.± (40'x60')
 - Barn: 1,020 sq.ft.± (30'x34')
 - Quonset: 4,080 sq.ft.± (40'x102')
-  **Sale Price:** \$660,000 (\$4,150/acre)

VINCENZO CAPUTO MBA, SIOR
Partner
780 436 7624
vcaputo@naiedmonton.com

The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.

SUBJECT LAND



EXTERIOR VIEW OF SHOP



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

PURCHASE PRICE	\$660,000 (\$4,150/acre)
LEGAL DESCRIPTION	SE-36-34-21-W4, Stettler County, Alberta
ZONING	Agricultural (AG)
SIZE	159 acres±
OUTBUILDINGS	Shop: 2,400 sq.ft.± (40'x60') Barn: 1,020 sq.ft.± (30'x34') Quonset: 4,080 sq.ft.± (40'x102')
PROPERTY TAXES	TBD
ADDITIONAL IMPROVEMENTS	Include an asphalt driveway, perimeter fencing and some cross fencing

OUTBUILDINGS ON PROPERTY



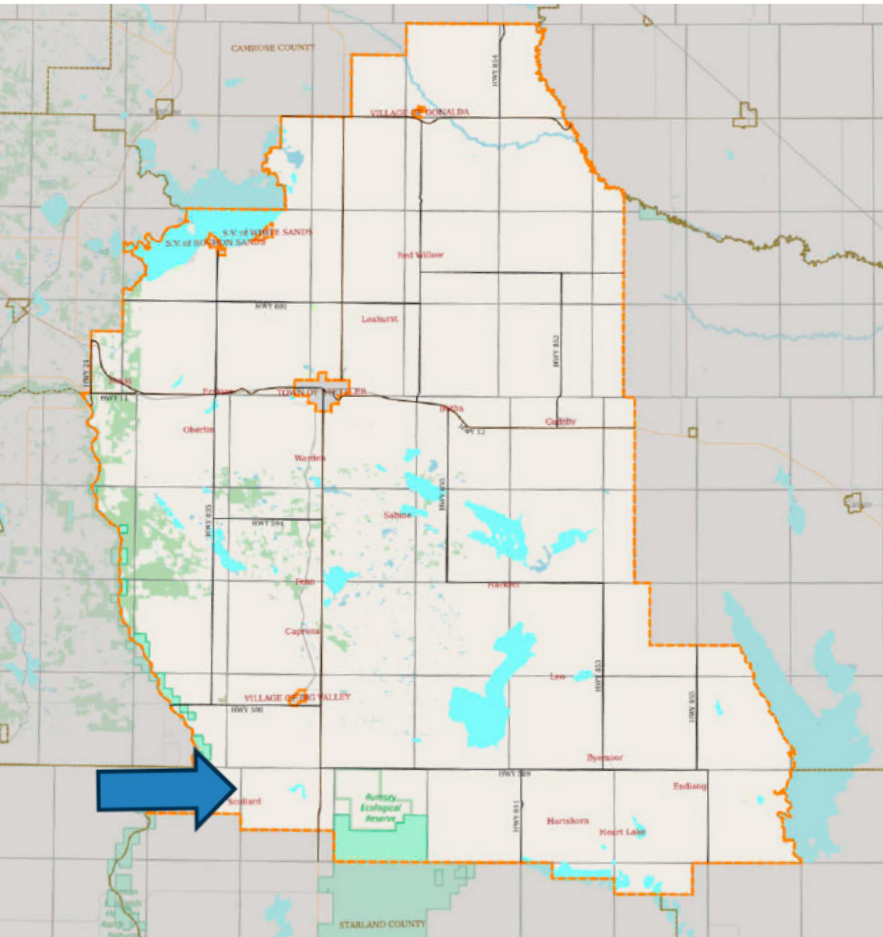
INTERIOR VIEW OF SHOP



OLDER BARN



EXTERIOR VIEW OF QUONSET



VINCE CAPUTO MBA, SIOR
Partner
780 436 7624
vcaputo@naiedmonton.com

