

\$3,699,000 - 48266 Range Rd 260, Rural Leduc County

MLS® #A2196350

\$3,699,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 179.08 Acres

NONE, Rural Leduc County, Alberta

Dairy Farm in the Heart of an Agricultural Community.

Nestled conveniently just 15 minutes southwest of Leduc, this dairy farm presents a rare opportunity to acquire a great facility in a prime agricultural location.

Dairy Barn (2019) Freestall set up: The barn currently houses approximately 86 stalls, with the potential to expand to a total of around 118 stalls.

• Three Row Barn: Features one feed alley and multiple calving pens.

• Tank Capacity: Equipped with a 2700-gallon tank and an additional buffer tank.

• Robotic Milking System: Boasts a Boumatic MR D2 double box system. (2022)

• Ventilation: Utilizes natural ventilation, iso curtains, and power chimneys for optimal air quality.

• Cleaning System: Includes alley scrapers for efficient manure management.

Shop (2016).

• Dimensions: 40' x 60', fully heated and insulated with a concrete floor.

• Dual Purpose: Half of the shop serves as a functional workspace, while the other half offers excellent living quarters complete with bedrooms, living rooms, and bathrooms.

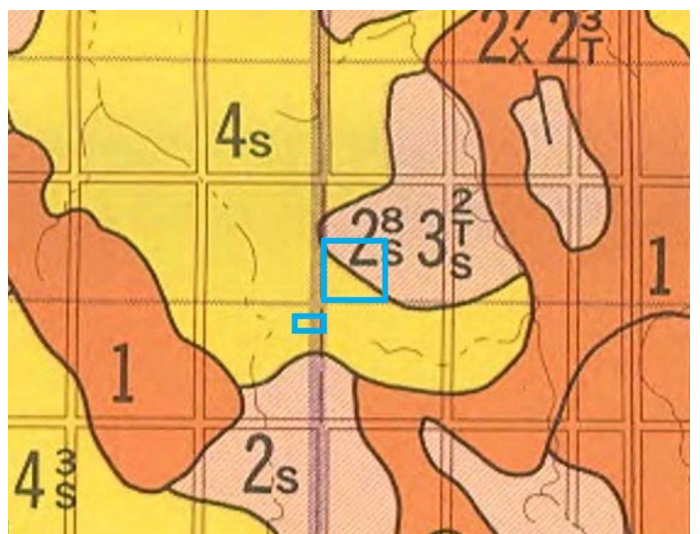
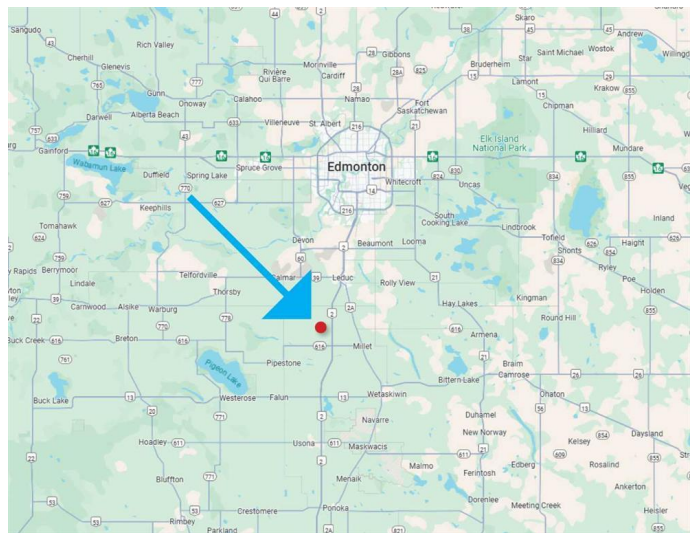
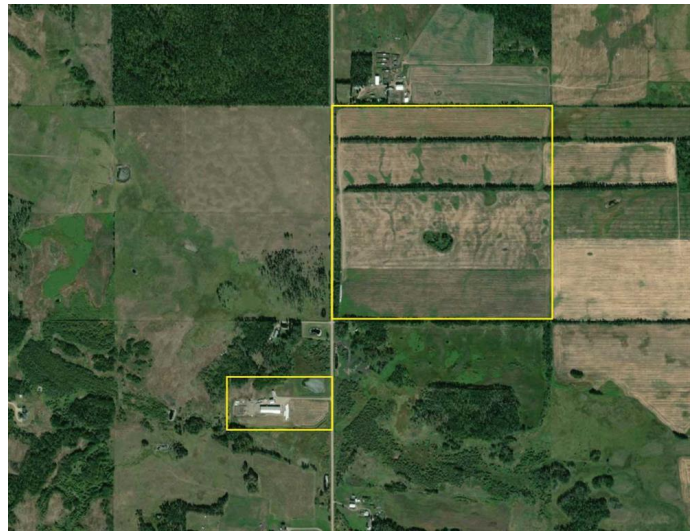
Modular Home (2012).

• Dimensions: 24' x 72',

• Condition: In excellent condition, featuring 4 bedrooms and 2 bathrooms.

Lagoon:

• Capacity: Cement walls with a capacity of



approximately 872,000 gallons, suitable for around 140-160 cows.

â€¢ Additional Features: Includes a holding pit with a SEA manure pump and 3 feed bins.

Land:

â€¢ The yard is on 19.08 acres. Across the farm is another 160 acres of excellent land included in the price. Part of the NE 13-48-26-W4 and SW 19-48-25-W4.

â€¢ The seller currently rents another 2 quarters of land for another 5 years. This might be transferable to the new buyer.

Additional Information.

Cows and quota are not included in the asking price but are available at market value. 12 KG of quota and approximately 35-40 milking cows.

This dairy farm represents a great asset for those looking to invest in the agricultural sector. With modern facilities and ample room for expansion, it offers both immediate functionality and future growth potential.

Essential Information

MLS® #	A2196350
Price	\$3,699,000
Bathrooms	0.00
Acres	179.08
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	48266 Range Rd 260
Subdivision	NONE
City	Rural Leduc County
County	Leduc County
Province	Alberta
Postal Code	T9E 2X1

Additional Information

Date Listed February 21st, 2025

Days on Market 43

Zoning AG

Listing Details

Listing Office Real Estate Centre - Coaldale

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