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Accredited Land Consultant

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**\$2,145,000 | 148.40 Acres | Agribusiness
Stony Plain, AB**

COURT ORDERED SALE - Parkland Cattle Company #1 – Semen Collection and Genetics Facility

There is a package of (3) parcels, each for sale individually, located only minutes NW of Stony Plain. The (3) titles are zoned Country Residential with a strong presence of Agricultural use. (2) parcels on RR 12 have extensive improvements related to livestock production, etc. The third parcel is bare farmland and accessed from RR 13 just ½ mile north of Highway # 16. This is the second parcel of the (3).

#2 - 53204 RR 12 - SE-15-53-01-W5M – 148.20 Ac - LP \$ 2.145 Million: the improvements at this location include: an elaborate 19,250 +/- sq ft genetics facility approx. 95% completed c/w livestock holding pens, etc. yet to be commissioned; separate outdoor sorting and holding facility close to the genetics bldg.; 220' +/- diameter roundhouse structure c/w Grandin livestock handling system, etc.; extensive perimeter and x-fencing as well as wind-board fencing for the livestock shelter, etc.; an extensive set of power and water site services to accommodate the assembly of livestock, etc. and an upgraded all-weather road system throughout the parcel. The farmland component to this parcel is arable farmland as well as open seeded pasture. Until recently, this parcel was only available as part of the 3-parcel unit. Note: GST is payable at the time of closing. More detailed property information is available on realtor website.

Listing Details

Property Id #:	15334
Price:	\$2,145,000
Farm Type:	Agribusiness
Acreage (Total):	148.4
Municipality / County:	Parkland County
Province:	Alberta
Postal Code:	T7X 3B2

Property & Land Remarks

Directions:	From Stony Plain: 3 +/- kms west on Highway 16 to Range Rd 12; north mile and the property is on west side of the range road 53204 RR 12.
Property Legal Description:	SE-15-53-01-W5M - 148.40 aC
Acreage (Total):	148.4

Additional Listing Remarks

Property Taxes:	(Taxes for 2022 were \$ 87.90 +/- (tbc) payable to Parkland County).
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How to View

How to View:	Prior arrangements are required for all property viewings that require access to the buildings and improvements. 24-hour notice would be most appreciative of all prospective buyers.
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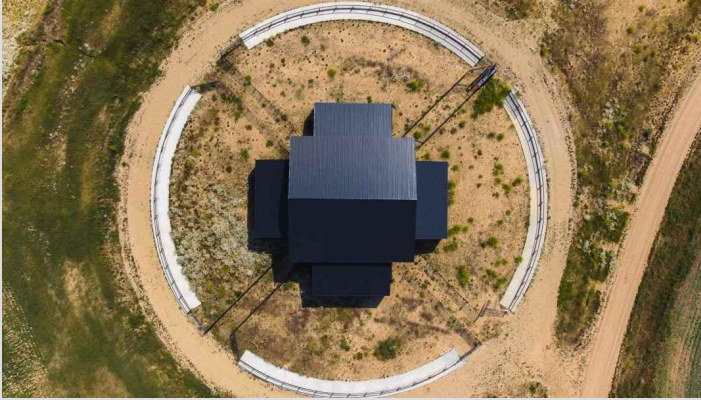
Property Photos

Listing #15334



Property Photos

Listing #15334



Property Photos

Listing #15334



Property Photos

Listing #15334



53204 Range Road 12 Rural Parkland County, AB T2G 2G8

Agri-Business

W: 5 R: 1 T: 53 S: 15 Q: SE **DOM:** 83 **LP:** \$2,145,000.00

Active **A1254462**

PD: **OP:** \$2,145,000.00

Banner: **COURT ORDERED SALE – STONY PLAIN AREA**



Trans Type: For Sale **LP/Acre:** \$14,454.18
City: Rural Parkland County
Business Type: **Tax Amt/Yr:** \$87.90/2022
Bldg Type: **Lot Sz Acre:** 148.40
Lse Rate Com: **Lot SqFt:** 6,464,304
County: Parkland County **Addl Parcels:** No
Subdivision: NONE **RMS SQFT:**
Sewer: **LP/SF:**
Nearest Twn: Stony Plain
Possession: 30 Days / Neg
LINC#: [0021221916](#)
Legal Desc: Pt-SE-15-53-01-W5M
Legal Pln: 1 **Blk:** 1 **Lot:** 1

Zoning: Country Residential **Tax Roll:**
Title to Lnd: Fee Simple **Exclusn/SRR:** No/No
Reports: Information Package
Restrictions:

Previous Tenant Usage:

Public Remarks: Court Ordered sale!!! - Parkland Cattle Company #1 – Semen Collection and Genetics Facility There is a package of (3) parcels, each for sale individually, located only minutes NW of Stony Plain. The (3) titles are zoned Country Residential with a strong presence of Agricultural use. (2) parcels on RR 12 have extensive improvements related to livestock production, etc. The third parcel is bare farmland and accessed from RR 13 just ½ mile north of Highway # 16. This is the second parcel of the (3). #2 - 53204 RR 12 - SE-15-53-01-W5M – 148.20 Ac - LP \$ 2.145 Million: the improvements at this location include: an elaborate 19,250 +/- sq ft genetics facility approx. 95% completed c/w livestock holding pens, etc. yet to be commissioned; separate outdoor sorting and holding facility close to the genetics bldg.; 220' +/- diameter roundhouse structure c/w Grandin livestock handling system, etc.; extensive perimeter and x-fencing as well as wind-board fencing for the livestock shelter, etc.; an extensive set of power and water site services to accommodate the assembly of livestock, etc. and an upgraded all-weather road system throughout the parcel. The farmland component to this parcel is arable farmland as well as open seeded pasture. Until recently, this parcel was only available as part of the 3-parcel unit. Note: GST is payable at the time of closing. More detailed property information is available on realtor website.

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Property Information

Fencing:
911 Address:
Utilities:
HOA Incl:
Goods Exclude: N/A
Access Feat:
Goods Include: N/A

Road Frontage:
HOA/Sched:

Agri Business

Water Supply:
Acres Cleared:
Acres Cultivatd:
Acres Fenced:
Acres Freehold:
Acres LseHold:
Acres Pasture:
Lse Op Cost Inc:
Major Use : Beef

Contracts:
Well Depth:
Lease SubLse:
Lease Type:
Lse Incentives:
Lse Term Rmn:

Soil Type:
Reg Watr Rghts:

Lse Op Cost SF:
Lease SqMtr:

Residential Buildings

Beds Total:
Baths Total:
Total Fl SF:
Year Built:

Style of Home:
Basement:
Outbuildings:

Foundation:

Printed Date: 11/16/2022 7:54:07 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 1166241
GoA Well Tag No. A1103
Drilling Company Well ID
Date Report Received 2019/06/20

GOWN ID

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

Well Identification and Location										Measurement in Imperial		
Owner Name		Address			Town		Province		Country		Postal Code	
PARKLAND CATTLE COMPANY		61 MICA LINK			SPRUCE GROVE		ALBERTA		CANADA		T7X 3B2	
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description			
	8	15	53	1	5				WELL #2			
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)							
_____ ft from _____					Latitude <u>53.574297</u> Longitude <u>-114.052185</u>					Elevation <u>2446.00</u> ft		
_____ ft from _____					How Location Obtained					How Elevation Obtained		
					Hand held autonomous GPS 20-30m					Hand held autonomous GPS 20-30m		

Drilling Information	
Method of Drilling Combination	Type of Work New Well
Proposed Well Use Domestic	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
12.00		Brownish Yellow Till	
31.00		Brown Fine Grained Sand	
65.00		Brownish Yellow Till	
86.00		Brown Fine Grained Sand	
102.00		Blue Gray Clay	
116.00		Gray Coarse Grained Sand	
119.00		Blue Gray Clay	
136.00		Gray Medium Grained Sand	
144.00		Blue Gray Clay	
160.00	Yes	Gray Medium Grained Sand	
192.00	Yes	Gray Coarse Grained Sand	
240.00		Blue Gray Clay	

Yield Test Summary			Measurement in Imperial
Recommended Pump Rate		<u>25.00</u> igpm	
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	
2019/05/03	25.00	67.00	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
240.00 ft	191.00 ft	2019/05/02	2019/05/03	
Borehole				
Diameter (in)	From (ft)	To (ft)		
8.75	0.00	215.00		
6.25	215.00	240.00		
Surface Casing (if applicable)		Well Casing/Liner		
Plastic				
Size OD :	<u>6.00</u> in	Size OD :	_____ in	
Wall Thickness :	<u>0.390</u> in	Wall Thickness :	_____ in	
Bottom at :	<u>170.50</u> ft	Top at :	_____ ft	
		Bottom at :	_____ ft	
Perforations				
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)
Perforated by				
Annular Seal Bentonite Chips				
Placed from <u>132.00</u> ft to <u>165.00</u> ft				
Amount <u>100.00</u> Pounds				
Other Seals				
Type		At (ft)		
Screen Type Stainless Steel				
Size OD : <u>5.00</u> in				
From (ft)	To (ft)	Slot Size (in)		
170.50	191.00	0.013		
Attachment <u>Attached To Casing</u>				
Top Fittings <u>Coupler</u>		Bottom Fittings <u>Washdown</u>		
Pack				
Type <u>Washed Sand</u>		Grain Size <u>10/20</u>		
Amount <u>1700.00</u> Pounds				

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well PIERRE THIBODEAU	Certification No 126969A
Company Name CALIBRE DRILLING LTD.	Copy of Well report provided to owner Date approval holder signed Yes 2019/06/12



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 1166241
GoA Well Tag No. A1103
Drilling Company Well ID
Date Report Received 2019/06/20

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Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description			
	8	15	53	1	5				WELL #2			
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)							
_____ ft from _____					Latitude <u>53.574297</u> Longitude <u>-114.052185</u>					Elevation <u>2446.00</u> ft		
_____ ft from _____					How Location Obtained					How Elevation Obtained		
					Hand held autonomous GPS 20-30m					Hand held autonomous GPS 20-30m		

Additional Information										Measurement in Imperial	
Distance From Top of Casing to Ground Level _____ 33.00 in											
Is Artesian Flow _____					Is Flow Control Installed _____						
Rate _____ igpm					Describe _____						
Recommended Pump Rate _____ 25.00 igpm					Pump Installed _____		Depth _____ ft				
Recommended Pump Intake Depth (From TOC) _____ 120.00 ft					Type _____		Make _____		H.P. _____		Model (Output Rating) _____
Did you Encounter Saline Water (>4000 ppm TDS) _____					Depth _____ ft		Well Disinfected Upon Completion <u>Yes</u>				
Gas _____					Depth _____ ft		Geophysical Log Taken _____				
					Submitted to ESRD _____						
Additional Comments on Well					Sample Collected for Potability _____			Submitted to ESRD _____			
BACK FILL ANNULUS WITH CUTTINGS FROM GROUND LEVEL TO 132 FEET.											

Yield Test				Taken From Top of Casing		Measurement in Imperial	
				Depth to water level			
Test Date	Start Time	Static Water Level					
2019/05/03	11:00 AM	67.00 ft					
Method of Water Removal							
Type Air _____							
Removal Rate _____ 25.00 igpm							
Depth Withdrawn From _____ 100.00 ft							
If water removal period was < 2 hours, explain why							
				Pumping (ft)		Elapsed Time	
						Minutes:Sec	
						Recovery (ft)	
						0:00	
						86.65	
						1:00	
						73.46	
						2:00	
						68.08	
						3:00	
						67.72	
						4:00	
						67.59	
						5:00	
						67.49	
						6:00	
						67.49	
						7:00	
						67.45	
						8:00	
						67.42	
						9:00	
						67.42	
						10:00	
						67.39	
						12:00	
						67.39	
						14:00	
						67.36	
						16:00	
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						18:00	
						67.36	
						20:00	
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						50:00	
						67.36	
						60:00	
						67.36	
						75:00	
						67.36	
						90:00	
						67.36	
						105:00	
						67.36	
						120:00	
						67.36	

Water Diverted for Drilling					
Water Source		Amount Taken		Diversion Date & Time	
CITY OF SPRUCE GROVE		2000.00 ig		2019/05/02 8:00 AM	

Contractor Certification			
Name of Journeyman responsible for drilling/construction of well		Certification No	
PIERRE THIBODEAU		126969A	
Company Name		Copy of Well report provided to owner	
CALIBRE DRILLING LTD.		Date approval holder signed	
		2019/06/12	



Property/Land Information

Location Details

MUNICIPAL ADDRESS:

LEGAL ADDRESS: SE-15-53-1-5

LOT: BLOCK: PLAN:

SUBDIVISION: Zoning: Country Residential District

Property/Land Details

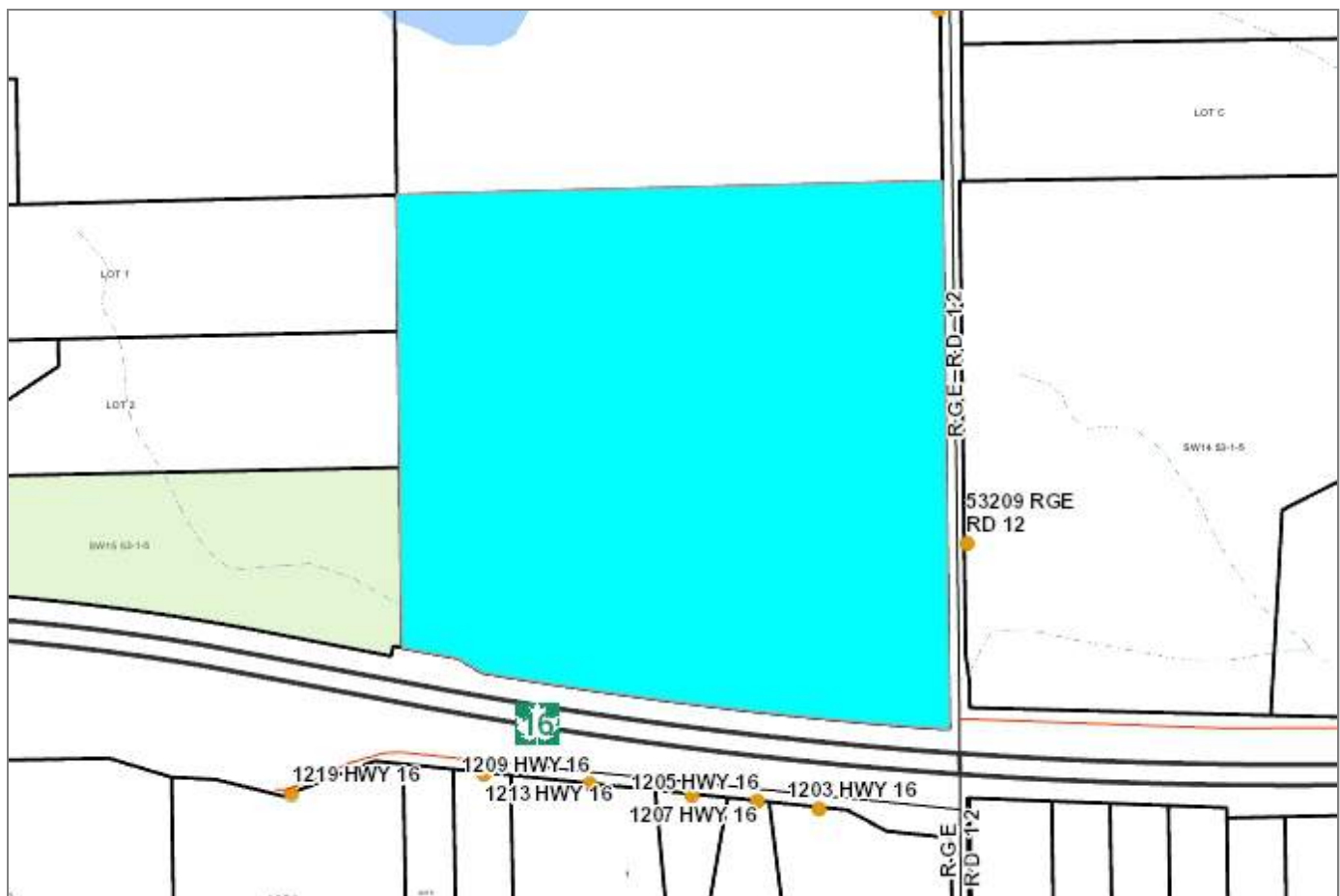
ACRES: 148.4

HECTARES: 60.055

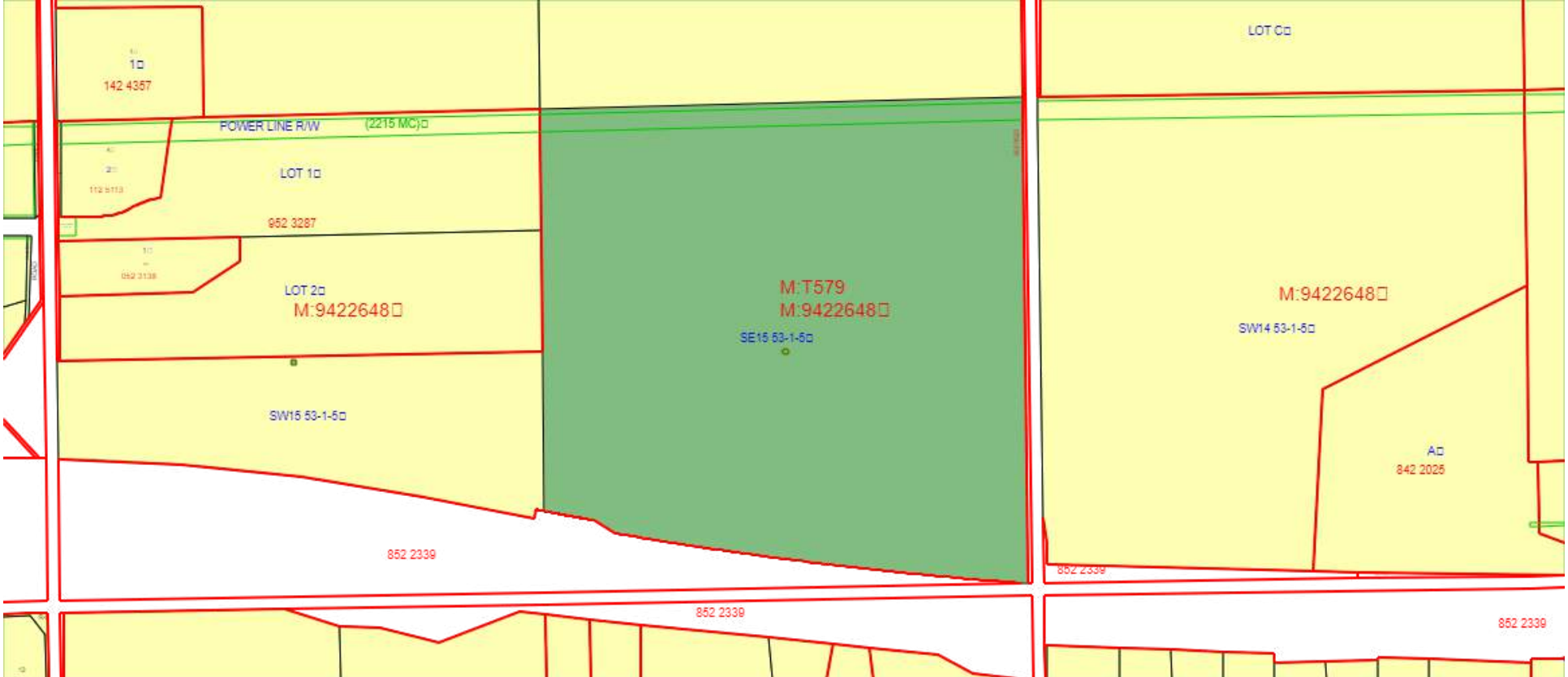
ASSESSMENT: \$11,580

ASSESSMENT YEAR: 2021

ELECTORAL DIVISION: 3



While a great deal of effort has been made by Parkland County to ensure that our digital data is of the highest quality, it is of course possible that there are errors, omissions or inconsistencies. The data is continually being updated and enhanced. If a problem with the data is found, please help us correct the matter by sending a "Problem Report" to gissupport@parklandcounty.com





Farmland Calculation Report

As of: 12-01-2020

Roll: 1214000	Alt. Key:	53204 Rge Rd 12	Stony Plain
Legal: SE-15-53-1-5	53204 RGE RD 12		5 miles 100%
Agroclimatic Zone: 16 2H-NW	Photo: 35	Type:	Access: 100%
			Net Location: 100%

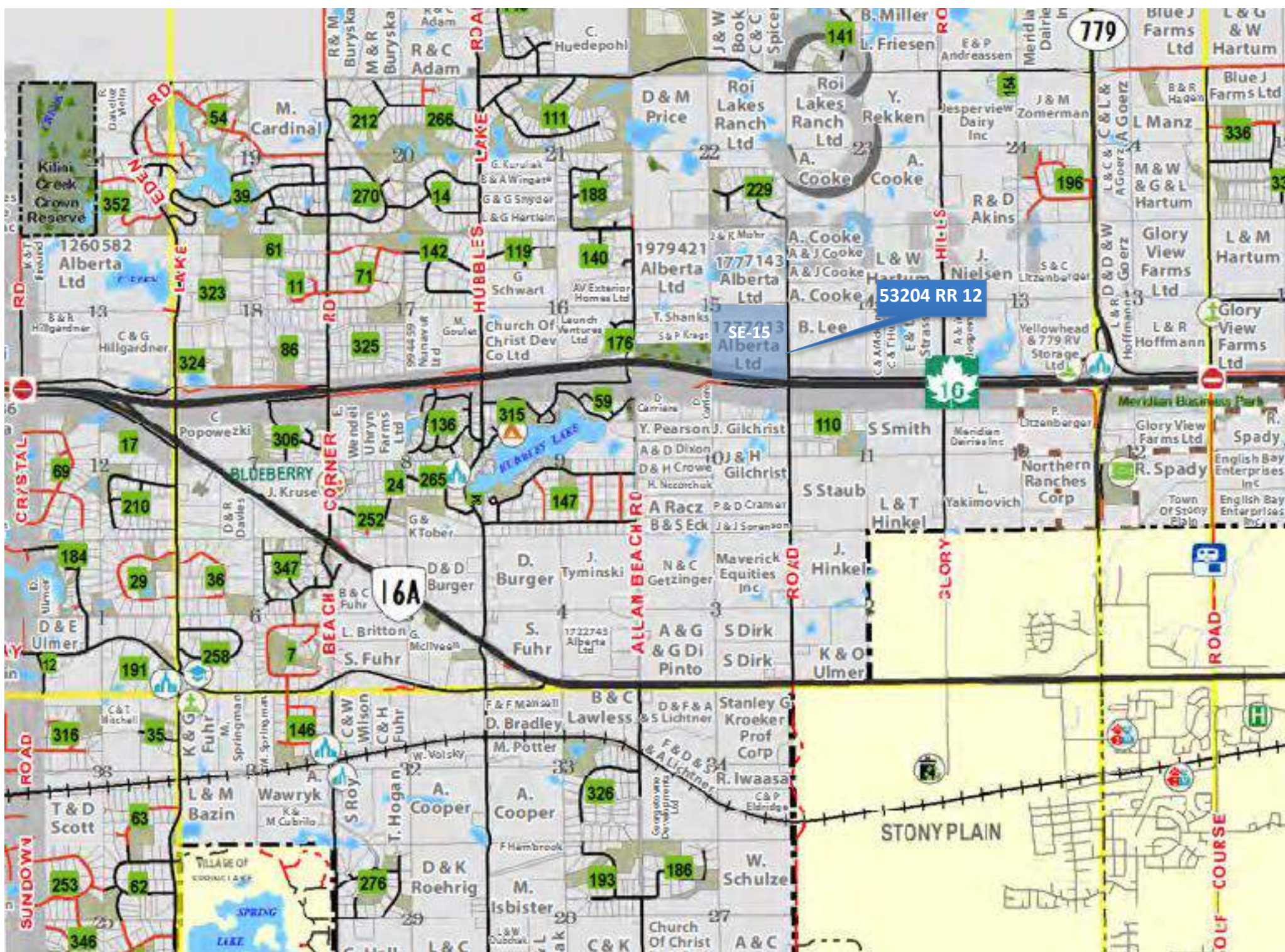
No: 1	61.00 Acres	Soil: 62 GL		Dryland Arable	Adjusted Rating: 64.0%			
				<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">%Fld</th> <th style="text-align: left;">NPR</th> <th style="text-align: left;">ICP</th> </tr> </table>	%Fld	NPR	ICP	
%Fld	NPR	ICP						
	30 Ap Depth/Color	2 AP1	50 100%	-3.0	0.0			
	41 Subsoil	9 SiL-CL (avg)	50 100%	0.0	0.0			
	51 Ap Texture	10 SiL	50 100%	0.0	0.0			
	64 Flooding	1 FD1	50 100%	-3.0	0.0			
	71 Topography	10 R	50 100%	0.0	-12.0			
	72 Stone Cover	11 C0-C1 (avg)	50 100%	0.0	-1.5			
	73 Miscellaneous	2 Irreg. / Size	7 100%	0.0	-7.0			
				-6.0	-20.5			
	Group ID: 156008120		61.00 Acres x	350.0 / acre x	1.0000 x	37.5 % =	8,006	

No: 2	19.00 Acres	Soil: 80 Pasture		Dryland Pasture				
				<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">%Fld</th> <th style="text-align: left;">NPR</th> <th style="text-align: left;">ICP</th> </tr> </table>	%Fld	NPR	ICP	
%Fld	NPR	ICP						
	10 Soil Group	62 GL	50 100%	0.0	0.0			
	71 Topography	14 H	50 100%	0.0	0.0			
	81 Native	18 18 Ac/AU	50 100%	30.0	0.0			
				30.0	0.0			
	Group ID: 156008121		19.00 Acres x	350.0 / acre x	1.0000 x	30.0 % =	1,995	

No: 3	49.00 Acres	Soil: 80 Pasture		Dryland Pasture				
				<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">%Fld</th> <th style="text-align: left;">NPR</th> <th style="text-align: left;">ICP</th> </tr> </table>	%Fld	NPR	ICP	
%Fld	NPR	ICP						
	81 Native	60 60 Ac/AU	50 100%	7.0	0.0			
	99 Description	9 Trees	50 100%	0.0	0.0			
				7.0	0.0			
	Group ID: 156008122		49.00 Acres x	350.0 / acre x	1.0000 x	7.0 % =	1,201	

No: 4	19.40 Acres	Soil: 80 Pasture		Dryland Pasture				
				<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">%Fld</th> <th style="text-align: left;">NPR</th> <th style="text-align: left;">ICP</th> </tr> </table>	%Fld	NPR	ICP	
%Fld	NPR	ICP						
	81 Native	70 70 Ac/AU	50 100%	5.5	0.0			
	99 Description	4 Muskeg	50 100%	0.0	0.0			
				5.5	0.0			
	Group ID: 156008123		19.40 Acres x	350.0 / acre x	1.0000 x	5.5 % =	373	

Areas	Asmt Code	Areas	A.U.V.	Total:	A.U.V.
Parcel: 148.40	37 100%	Arable Dry:	61.00	8,006	11,575
@ F/L Rates: 148.40		Arable Irr:	0.00	0	x 100%
		Pasture Dry:	87.40	3,569	F.A.V. 11,580
		Pasture Irr:	0.00	0	
		Waste:	0.00	0	



53204 RR 12

SE-15
Alberta Ltd











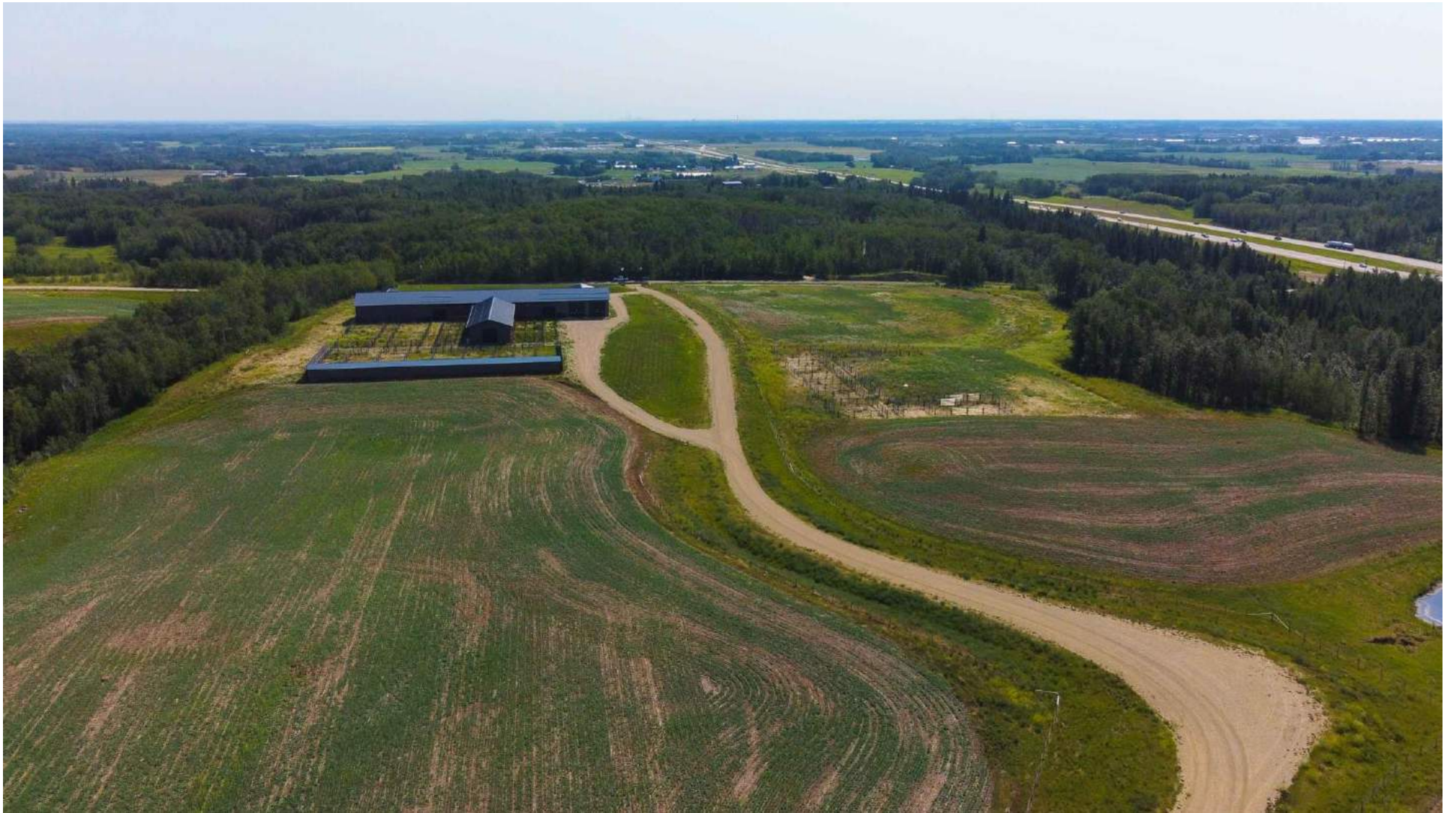












PARKLAND CATTLE COMPANY

CERTIFIED
BLACK ANGUS

53204 RGE RD 12

SE-15-53-1-W5

PURE GENETICS
AA0200ELL

05/22/2021 11:16



05/22/2021 11:17



05/22/2021 10:03



05/22/2021 10:03



05/22/2021 10:03



05/22/2021 10:03



05/22/2021 10:56



05/22/2021 10:57



05/22/2021 10:59





05/22/2021 10:01



05/22/2021 10:00