



Kenneth A. Poffenroth

Accredited Land Consultant

RE/MAX real estate central alberta
101, 5035- 50th Street
Lacombe, AB

Office: (403) 782-4301
Fax: (403) 782-2285
kenp@remax.net
www.kenpoff.ca



\$1,125,000 | 320.00 Acres | Cash crop
Ft. Assiboine, AB

VERY RARE!!! 320 Ac of recreational use & farmland near the Athabasca River only 10 minutes +/- NW of Fort Assiniboine. Documented test results indicate a potential of 3.362 +/- Million tons of gravel reserve. At present there are 130 +/- Ac is open farmland on the 1/2 section. Freeman River/Creek divides 80 +/- Ac of the NW 1/4 & 20 +/- Ac of the NE 1/4 from the larger 220 +/- Ac to the south. There is an orphaned Trident O/G lease / installation in the NW corner of the NW 1/4. Until recently, this lease has been yielding \$ 3,800 +/- annually (tbc). A building site located near the range road on the north side of the year-round creek that overlooks a deep wooded ravine offers a stunning view overlooking the Freeman Creek that empties into the Athabasca River. There is a 20' x 36' +/- Hunter's cabin (includes an 8' x 20' +/- south-facing covered deck area) situated on NW-06-62-06-W5M with excellent access from Range Road 70. The 2-bedroom cabin comes furnished and is sitting on wooden blocks. Inside the cabin there is an antique wood cook stove and a wood burning stove for heat. Treat this improvement as a chattel for the purpose of inclusion in an offer to purchase & sale agreement. There is an abundance of wildlife in this tree-covered natural habitat that is complimented with trails through the trees and most attractive – nothing but peace and quiet on this dead-end road location. Bonus..... close proximity to the Athabasca River!

Listing Details

Property Id #:	17357
Price:	\$1,125,000
Farm Type:	Cash crop
Acreage (Total):	320
Municipality / County:	Woodlands County
Province:	Alberta
Postal Code:	T0G 1A0

Residence Remarks

Primary Residence:	There is a 20' x 36' +/- Hunter's cabin (includes a 8' x 20' +/- south-facing covered deck area) situated on NW-06-62-06-W5M with excellent access from Range Road 70. The 2-bedroom cabin comes furnished and is sitting on wooden blocks. Inside the cabin there is an antique wood cook stove and a wood burning stove for heat. Treat this improvement as a chattel for the purpose of inclusion in an offer to purchase & sale agreement. There are no utility services present at the site of the Hunter's cabin.
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Property & Land Remarks

Directions:	From the T intersection just west of Fort Assiniboine, travel approx. 10 kms NW on #33 to Highway # 658; west approx. 3 kms to Township Road 622 (Angels Valley Retreat Centre) making a left turn; 1 km making a right turn on RR 70; travel approx. 2 kms south to where the property starts on the east (left) side of the road at the second oil / gas installation. Access to the full length of the half
Property Legal Description:	NW & NE-06-62-06-W5M - 320 Ac
Acreage (Total):	320
Workable Acres:	130
Grain Acres:	130

Additional Listing Remarks

Property Taxes:	(Taxes for 2023 are \$ 107 +/- (tbc) payable to Woodlands County by June 30th each year).
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How to View

How to View:	Apart from the Hunter s cabin, etc., this is bare farmland and as such no permission is required to view the property. Please do not access the property without first obtaining permission text or ca
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On Range Road 70 Fort Assiniboine, AB T0G 1A0

Land W: 5 R: 6 T: 62 S: 6 Q: NW **DOM:** 0 **LP:** \$1,125,000.00
Active **A2094511** **PD:** **OP:** \$1,125,000.00
Banner: **VERY RARE!!! 320 Ac near Ft. Assiboine**



Class: Commercial Land **LP/Acre:** \$3,515.63
County: Woodlands County
City: Fort Assiniboine **Type:**
Levels: **District:**
Subdivision: NONE **Tax Amt/Yr:** \$107.00/2023
Possession: 30 Days / Neg/Possession may be subject to the planting / harvest of the 2024 crop
LINC#: [0022515128](#)
Outbuildings:
Rd Frontage:
Zoning: Agricultural zoning **Lot Size:** 320.00 Ac
Legal Desc: NW-06-62-06-W5M
Legal Pln: 1 **Blk:** 1 **Lot:** 1

Title to Lnd: Fee Simple **Ownership:**
Exclusion: No **SRR:** No
Sewer/Septic: **Condo:** No
Disclosure:
Reports: Information Package
Restrictions: None Known

Recent Change: **11/21/2023 : NEW**

Public Remarks: VERY RARE!!! 320 Ac of recreational use & farmland near the Athabasca River only 10 minutes +/- NW of Fort Assiniboine. Documented test results indicate a potential of 3.362 +/- Million tons of gravel reserve. At present there are 130 +/- Ac is open farmland on the 1/2 section. Freeman River/Creek divides 80 +/- Ac of the NW 1/4 & 20 +/- Ac of the NE 1/4 from the larger 220 +/- Ac to the south. There is an orphaned Trident O/G lease / installation in the NW corner of the NW 1/4. Until recently, this lease has been yielding \$ 3,800 +/- annually (tbc). A building site located near the range road on the north side of the year-round creek that overlooks a deep wooded ravine offers a stunning view overlooking the Freeman Creek that empties into the Athabasca River. There is a 20' x 36' +/- Hunter's cabin (includes an 8' x 20' +/- south-facing covered deck area) situated on NW-06-62-06-W5M with excellent access from Range Road 70. The 2-bedroom cabin comes furnished and is sitting on wooden blocks. Inside the cabin there is an antique wood cook stove and a wood burning stove for heat. Treat this improvement as a chattel for the purpose of inclusion in an offer to purchase & sale agreement. There is an abundance of wildlife in this tree-covered natural habitat that is complimented with trails through the trees and most attractive - nothing but peace and quiet on this dead-end road location. Bonus..... close proximity to the Athabasca River!

Directions: From the "T" intersection just west of Fort Assiniboine, travel approx. 10 kms NW on #33 to Highway # 658; west approx. 3 kms to Township Road 622 (Angels Valley Retreat Centre) making a left turn; 1 km making a right turn on RR 70; travel approx. 2 kms south to where the property starts on the east (left) side of the road at the second oil / gas installation. Access to the full length of the half section is across the creek at the SW corner on the left; approx. 800 M from the north boundary.

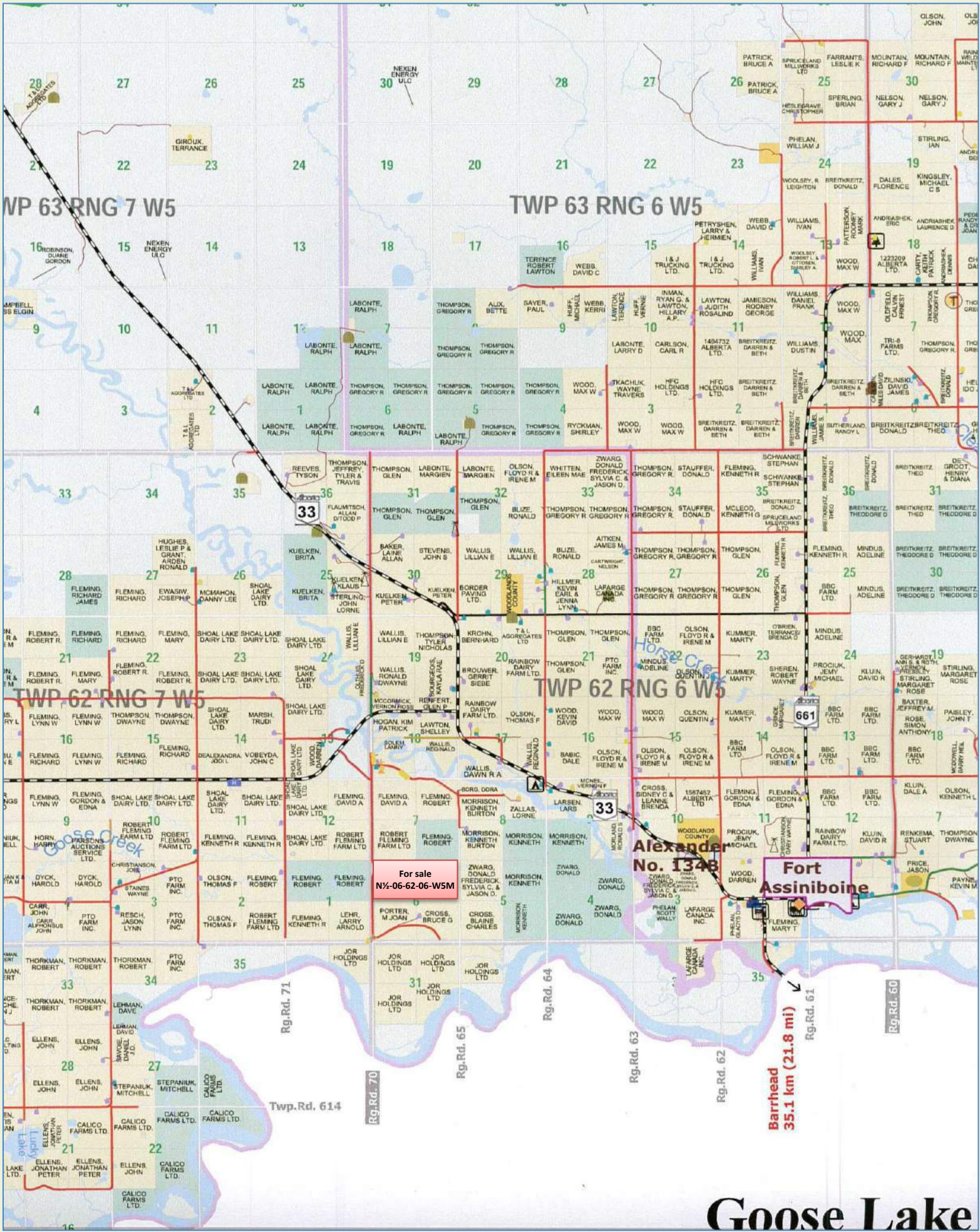
Property Information

Fencing: None	Water Supply:
911 Addr:	# Parcels:
Dist to Trans:	Dist to School:
Irrigation Eqp:	Farm Eqp Inc:
Road Access: Gravel	Front Length:
Lot Dim:	Lot Depth: M'
Front Exp:	Local Imprv:
Water GPM:	Acres Cleared: 130.00
Depth of Well:	Acres Irrigat:
Reg Wtr Rgt:	Acres Fenced:
Bus Service:	Acres Cultivtd: 130.00
Elem School:	Acres Pasture:
Jr/Mid Schl:	Acres Lsehd:
High School:	Acres Treed: 190.00
Amenities:	Total Acres: 320.00
Exterior Feat:	
Utilities:	
Access Feat:	
Goods Include: 20' x 36' +/- Hunter's Cabin and wood shed	
Goods Exclude: N/A	



N ½-06-62-06-W5M – 320 Ac +/-

Directions: from the “T” intersection just west of Fort Assiniboine (where the red line starts), travel approx. 10 kms NW on #33 to Highway # 658; west approx. 3 kms to Township Road 622 (Angels Valley Retreat Centre) making a left turn; 1 km making a right turn (watch for arrow sign); travel on RR 70 approx. 2 kms where the property starts on the east (left) side of the road at the second oil / gas installation. Access to the full length of the half section is across the creek at the SW corner; approx. 800 M from the north boundary.



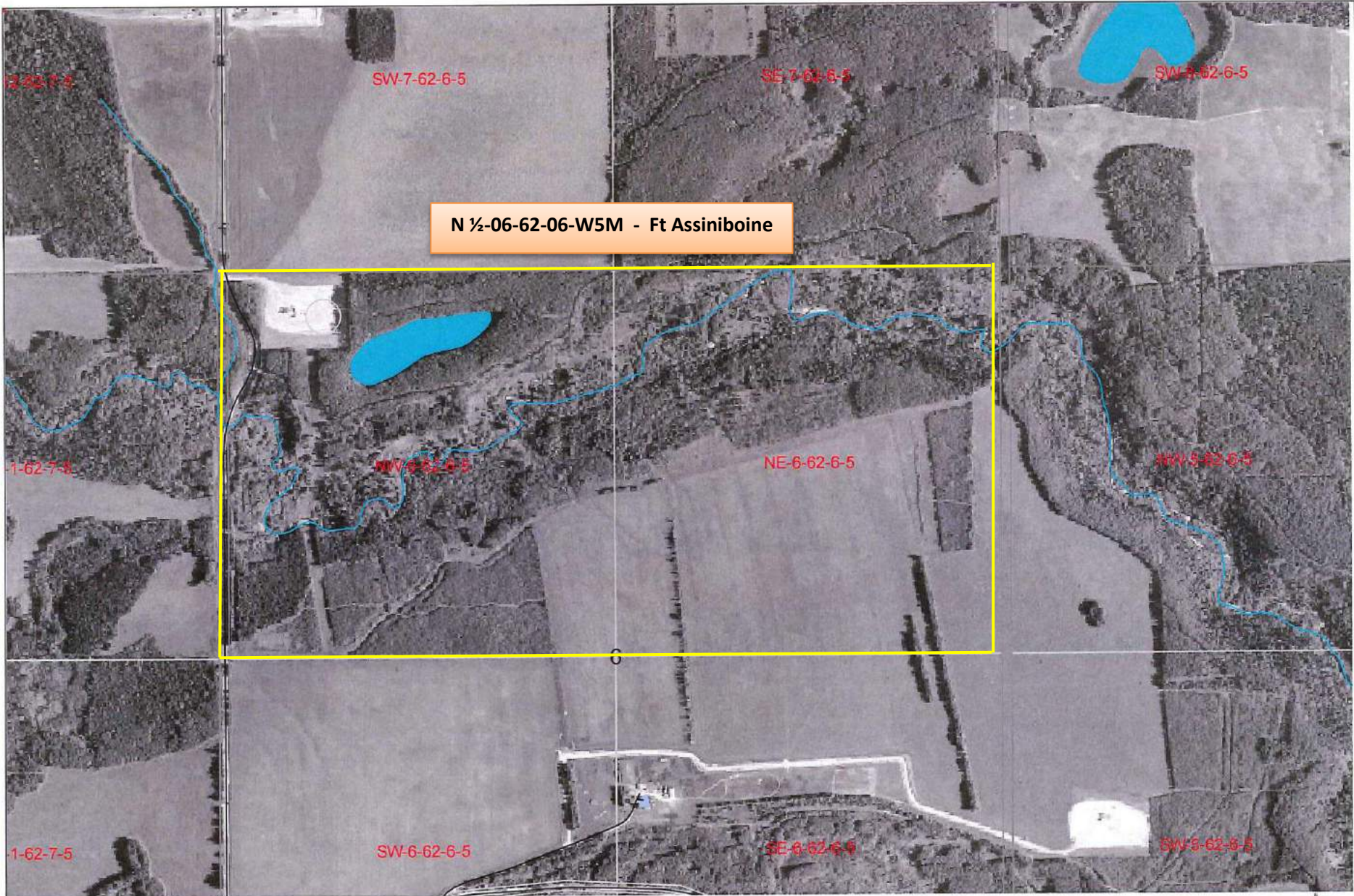
For sale
N°-06-62-06-W5M

Alexander
No. 1348

Fort
Assiniboine

Barrhead
35.1 km (21.8 mi)

Goose Lake



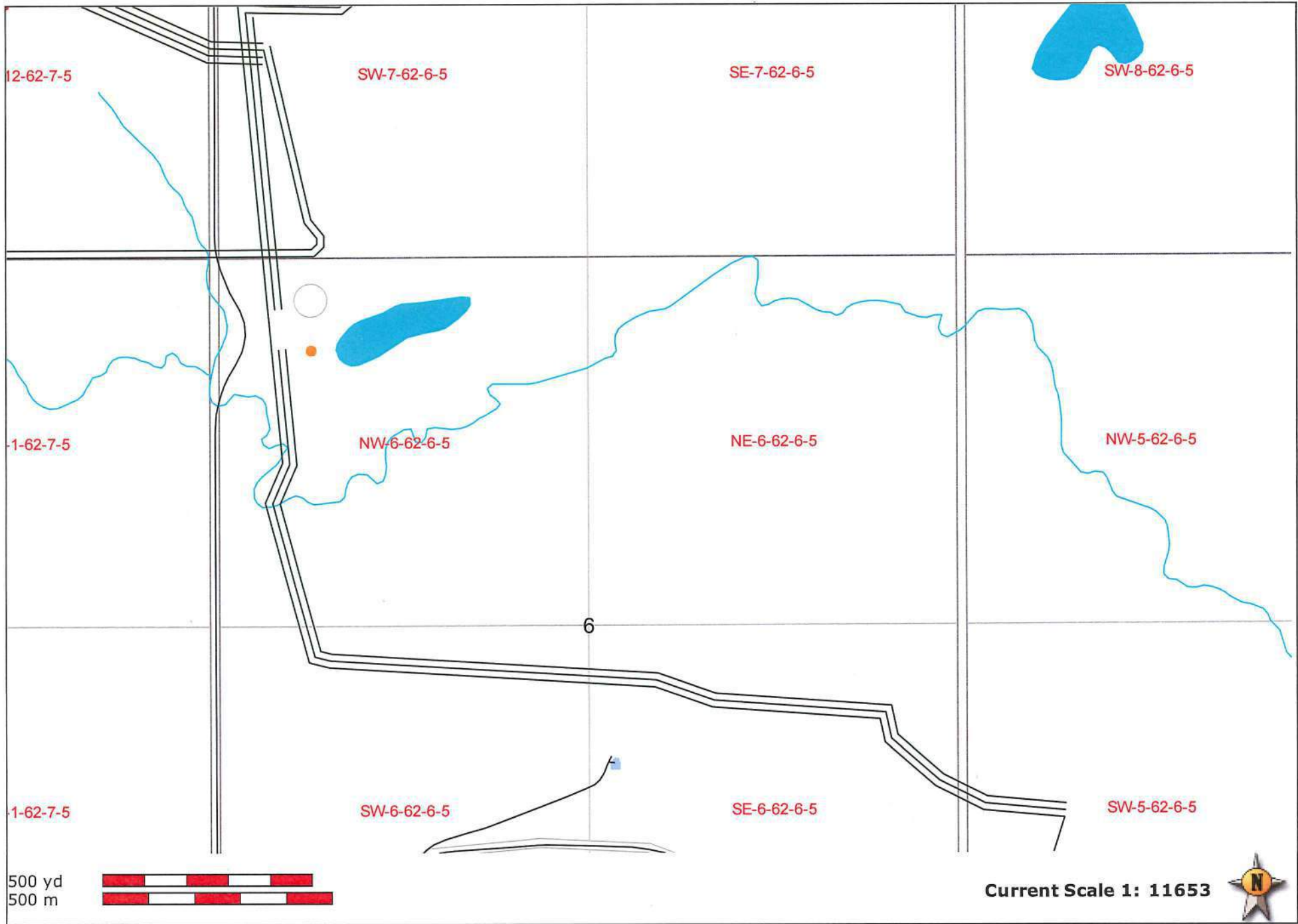
N 1/2-06-62-06-W5M - Ft Assiniboine

500 yd
500 m



Current Scale 1: 11653







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