

# \$2,560,000 - 26424 Township Road 582, Rural Westlock County

MLS® #A2185653

**\$2,560,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 17.17 Acres

NONE, Rural Westlock County, Alberta

Unique Poultry Operation near Westlock, Ab c/w 17.17 Ac located on Twp Rd 582 adjacent to Hwy 44 south of Westlock. This operation works directly with a hatchery and has exempt status to operate independently from the quota system. Improvements: (1) 1,092 +/- sq ft residence c/w 3 bedroom & 2 ½ bathrooms c/w recent renovations; (2) 1995 mobile home â€“ 16â€™ x 72â€™ c/w 3 bedrooms & 2 bathrooms; (3) water treatment facility which services all farm bldgs and residence, etc.; (4) 2001 / 12 construction Pullet barn c/w barn capacity for up to 12 K chicks â€“ 40â€™ x 202â€™ (includes 40â€™ x 40â€™ shop area and 40â€™ x 40â€™ manure storage area), feed bins, etc.; (5) 2008 construction Layer breeder barn â€“ 15,800 +/- sq ft c/w barn capacity for 18,000 +/- breeders (45â€™ x 60â€™ +/- service area, 46â€™ x 272â€™ +/- breeder laying area, 30â€™ x 30â€™ +/- manure storage area, 67 KVA auto start diesel fired gen set, feed storage bins, etc.; (6) Full set of site services â€“ (2) water wells, (2) power services, (3) N-Gas meters, Private sewage system c/w open discharge, etc., usual yard and mature site improvements, etc.; (7) Note: it is the sellerâ€™s intention to market this poultry operation as a going concern / turnkey operation. It should also be noted that there are pure blood lines that add significant value to the livestock inventory (not included in the listing price â€“ feed and livestock inventory



will be normalized on completion date). The listing price does include all barn and feed related chattels associated with the day-to-day operation (these items will be itemized for clarification). Note: bird and feed inventory are in addition to the listing price. ~More details are available on Realtorâ€™s web site!!!

### Essential Information

MLS® #	A2185653
Price	\$2,560,000
Bathrooms	0.00
Acres	17.17
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### Community Information

Address	26424 Township Road 582
Subdivision	NONE
City	Rural Westlock County
County	Westlock County
Province	Alberta
Postal Code	T0G 1W0

### Additional Information

Date Listed	January 6th, 2025
Days on Market	204
Zoning	Agriculture

### Listing Details

Listing Office	RE/MAX real estate central alberta
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