

**21351 TWP 443
Ferintosh, Alberta**

MLS # A2149884



\$3,700,000

Division:	NONE		
Cur. Use:	-		
Style:	1 and Half Storey		
Size:	3,078 sq.ft.	Age:	-
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	78.00 Acres		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Near Town:	-
Basement:	-	LLD:	16-44-21-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Chicken, Duck, Exotic Animals, Goat, Grain, Gravel Yard, Greenhouse, Hay, Herbs, Hobby Farm, Intensive, Mixed, Mushroom, Poultry, Quota, See Remarks, Sheep, Vegetable

Located in a convenient area North east of Ponoka and just off of a paved highway. This farm is surrounded by a mature shelterbelt, landscaped perfectly on a well sloped and drained yard. Access for large equipment and heavy trucks is easy around the yard and barns with well gravel driving areas to avoid the springtime messes. Pride of ownership shows on this farm from the immaculate yard to all buildings that are well maintained. Home The main home built in 1982 is a 2 story with full finished basement, a 1995 addition, 4 bathrooms and 5 bedrooms. It has been updated, including a newer kitchen, huge dining area, multiple living rooms and family rooms perfect for entertaining while the kids play freely. Main floor laundry, huge, vaulted ceilings, exterior second level deck that you can walk right out from the master bedroom on and enjoy the sunset are some great features, not to mention the back entrance for the workwear that will take you right into the office to catch up on paperwork when you're coming from the barns. It is surrounded by a beautiful and sheltered yard, complete with picnic areas, gardens, fire pits, and is very well taken care of in peaceful, private settings. Land The land the farm is on is a total of 78 acres, good soil, well drained and the balance of land is cultivated. Barns Total barn space for turkey production is 100,800 square feet, total of 4 turkey barn/grower facilities, one barn is used for starting out and then they get moved to the three grower barns. Barn 1: The oldest barn on the property is from 1997, it is 15,840 ft.²; that was previously a broiler barn which has been converted and upgraded. Well ventilated, and automated controls. 3 feed bins with combined total of 55t storage. This barn is for new chicks to 8

week age. Barn 2: 34,560 ft.² built in 2011, Facilities's with curtain wall barns, utility rooms, well ventilated, with excellent control systems, feeding & water lines for finishing the flocks after 8 weeks of age. The barn also has 55t of feed storage with hopper bins. Barn 3: 34,560 ft.² built in 2015, Facilities's with curtain wall barns with utility rooms, well ventilated, with excellent control systems, feeding & water lines for finishing the flocks after 8 weeks of age. Each barn also has 55t of feed storage with hopper bins. Barn 4: Barn witch is built in 2019, 15,840 ft.² which is used from April until October, complete with fans, feeders & drinkers. These barns are in excellent shape and are easily converted to broiler barns or a variety of uses!! Other outbuildings on the operation include a 1500 sq ft heated shop with concrete floor that has lean to addition of 700 sq ft, not heated. There is a generator shed, which has a 75 kW automated generator, and a 40x64 Quonset building, which is used for storing equipment, etc. which has electricity & natural gas, Services Fully serviced, electrical, natural gas, water wells, cistern, septic field, driveways and fully landscaped