

# \$999,000 - Hwy 822 Near, Rural Ponoka County

MLS® #A2207022

**\$999,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 37.83 Acres

NONE, Rural Ponoka County, Alberta

37+ acre Mature Acreage , overlooking Samson lake in the distance, centrally Ponoka, Bashaw, Camrose & Wetaskiwin with complete set of buildings. Located on Hwy 822, this property boast a great opportunity to make your new future plan a reality. A long driveway leads you to a 1993 home with attached double garage. The house is original, so can use an update to make it what you like. No renovations were done. All appliances will stay and are sold as is. A covered deck gives you a great view to the east. Plenty of space for a garden or any type of business. This former dairy/beef farm has some massive outbuildings. A Hay shelter 50x100 with 24x80 lean to. measures 18ft under the truss. Concrete floor and wall Silage pit 140x 36 has a huge PVC cover and currently this structure is used for storing combines. 17000 bushel grain storage over multiple bins. Loose housing barn with insulated shop attached. Older corral system. The water well is 140 ft deep. and it's volume is 20 gallons/min. Approx. 20 acre Arable, 10 acre yard, and 7 acre bush- pasture. For those looking for a future business with space, and opportunity, you might consider this well-situated property right off the highway. the local school K to 9 (mecca Glenn) is a 11 minute drive and located on Hwy 53



## Essential Information

MLS® #	A2207022
Price	\$999,000
Bathrooms	0.00
Acres	37.83
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### **Community Information**

Address	Hwy 822 Near
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T9A 1W9

### **Exterior**

Lot Description	Farm, Level, Private
-----------------	----------------------

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	77
Zoning	AG

### **Listing Details**

Listing Office	Jac Theelen Realty Ltd.
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.