

FOR SALE



ROESSLER LIVESTOCK FEEDLOT , Sexsmith, AB

**Tom Shields
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**#107, 11019 97 Avenue
Grande Prairie, Alberta
T8V 4G6**

The subject matter of this specification sheet has been compiled on the basis of information supplied by the owner / lessor and other market sources. It is believed to be correct, but Tom Shields Realty Inc. assumes no responsibility for its accuracy. This property is listed with Tom Shields Realty Inc.

Space Type:**Business**

Space Available: 0 sqft
Sale Price: \$695,000
Property Access: Contact Realtor

Tax Information (#0):

Land Assessment:	\$242,470	
Improvements:	\$0	
Taxes (2002):	\$2,024	(Land)
	\$0	(Local Improvement)
TOTAL Taxes:	\$2,024	

Lease Price:

Lease / Rent:	\$0.00 / sqft
Operating/Common Area Costs:	\$0.00 / sqft
Estimated Cost to Lessee:	\$0.00 / mo. \$0.00 / year

Lot Size: 160 Acres**Construction:****Washrooms:****Zoning:** Agri

Remarks: 1500 head capacity feedlot in Grande Prairie Area. 1 1/2 miles off pavement. 160 Acres of land, outbuildings, shop, corrals, equipment, three residences, Complete owner/operator finishing feedlot. Net operating income at capacity approx. \$168,000(1/2 finishing, 1/2 backgrounding) to \$204,000 (All finishing). Complies with all requirements. Note: Inventory and machinery not included in price, but available. See Appendix "A"

Building Size:**No. of Floors:****Parking:****Residences****Dimensions:** 1274/1008**Flooring:** Lino/Carpet**Ceiling:** Gyproc**Residence #1:** Fridge, stove, washer, dryer, dishwasher, window cov**Residence #2:** Fridge, stove, dryer**Residence #3:** Washer, dryer, stove- Apartment attached to shop**Garages:** Double detached, single attached, single detached**Walls:** Painted Gyproc**Lighting:** Incandescent**Heating:** Forced Air

Remarks: Two houses, both in excellent condition. Primary residence built in 1982, renovated in 1999. Secondary residence built in 1962 Shingles replaced on both houses in 2001.

Production Facilities**Dimensions:** Shop 48 x 56**Flooring:** cement**Ceiling:** Open**Water:** Three wells complete with pressure systems, cistern,**Water Cont.:** Licenced wells - 34 gallons per minute (gpm)**Electrical:** Two single phase services**Soil:** 80% class 2, 20% class 3, consisting of Sexsmith & Landry types**Land:** Flat land with no water ways nearby.

Remarks: Outbuildings : Animal working shed, horse & calf barn, quonset, open front shed, commodity shed. Corrals with pipe fencing, lanes to facilitate efficient animal transfer. Rented land: Written contracts on two quarters- one grass, - one greenfeed. Location 1 1/2 miles off pavement approximately 15 miles NW of Grande Prairie

