

UNRESERVED PUBLIC AUCTION



Ponoka, AB · June 13, 2023



**rb** RITCHIE BROS.™

Ritchie Bros. Real Estate Services Ltd.





Ritchie Bros. Real Estate Services Ltd.

## UNRESERVED PUBLIC REAL ESTATE AUCTION

**Ponoka, AB**

**June 13, 2023**

*Western Canada Real Estate Event*

2 Parcels of Farmland · 96.2± Title Acre Home Parcel · 1550± Sq Ft,  
6 Bedroom Home · Barn, Heated Shop & 2 Cold Storage Buildings ·  
\$2448 Annual Tower Revenue · Proposed 154.32± Title Acre  
Farmland · 120± Ac Cult

**Municipal Address:** 251028 Hwy 53

**Property Viewing:**

**May 25, 4–6 PM & June 3, 10 AM–2 PM**

Visit our website for auction and property details:

**[rbauction.com/realestate](http://rbauction.com/realestate)**





## Dairy and Development

The first parcel contains 96 acres with a large farm site plus cultivated farmland. The property boasts a home with attached garage and features a 2020 built heated shop, cold storage building and hay shed. There is also a dairy barn and silage storage for your agricultural needs as well as an additional Quonset to store all your machinery or toys. This parcel also receives annual communication tower revenue.

The second parcel is a prime for development with 154 acres of farmland which would be a great investment and has huge potential for development or could continue to be a grain/hay/pasture agriculture property.





## Property Highlights

### Parcel 1

2020 Built 1550± sq ft home

- 6 Bedrooms, 3 Bathrooms

3 Car Attached Garage

50 Ft x 64 Ft Heated Shop, 18 Ft Ceiling Height

40 Ft x 60 Ft Cold Storage Building

40 Ft x 60 Ft Hay Shed

### Dairy Barn

- 80 Stall Milking Parlor
- Holding Pen, Maternity Pen

2 Silage Bunkers

30 Ft x 60 Ft Cattle Shelter

30 Ft x 50 Ft Steel Quonset

2 400 Bu Hopper Bottom Feed Bins

50± Ac Cultivated

\$2448 Annual Tower Revenue

### Parcel 2

120± Ac Cultivated

20± Ac Pasture

10± Title Acre Subdivision of Existing Farm Site In Process



### Expertise

Since 2017, we've sold over \$285M worth of real estate, and each year thousands of satisfied customers count on Ritchie Bros.' Real Estate and Equipment auctions.

### Integrity

With over 60 years in the auction business, our track record speaks for itself. We're the global leader with local real estate experts dedicated to your success.

### Ease

With our full-service offerings, we take care of everything to make it hassle-free and rewarding for sellers, and we make it easy and efficient for buyers.

**866.490.3081**  
**realestate@ritchiebros.com**

Ritchie Bros. Real Estate Services Ltd.

**rb RITCHIE BROS.**

*Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes and assessments, zoning and permitted uses & surface lease revenue details. Property titles are available upon request. The information provided is a guide only.*