



# FOR SALE

## 84 Acres With 400 Feet Of Lakefront West Side Of Gull Lake



Larry Kemshead



Lloyd Meadows



Davin Kemshead




Mike Williamson



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Advantage – Commercial is a Division of Century 21 - Advantage

		<b>NEAR BENTLEY, AB</b>		<b>MLS# 287626</b>	
		Area	<b>Lacombe County</b>	Status	<b>Active</b>
		Sub Area	<b>LC Rural Lacombe</b>	Mortgage Info	<b>Treat as Clear Title</b>
		Type	<b>Farm Land Only</b>	Title	<b>Freehold</b>
		Price Type	<b>For Sale</b>	Possession	<b>Immediate</b>
		LINC#	<b>31486947</b>	Poss. Date	
		Taxes	<b>\$287</b>	List Price	<b>\$1,680,000.00</b>
		Zoning	<b>AG</b>	Price Sold	
		Nearest Town	<b>BENTLEY</b>	Date Sold	
		Postal Code	<b>T0M 0J0</b>		
		GST	<b>YES</b>		
Style	<b>Not Applicable</b>	Heating	<b>Not Applicable</b>	Sqft Above Grd	<b>0</b>
Year Built		Heating Source	<b>Not Applicable</b>	Sqft Below Grd	
Bedrooms		Parking	<b>N/A</b>	Total Sqft	
Bathrooms		Enclosed Spcs			
Exterior Finish	<b>Not Applicable</b>	Garage Dim.			
Roof	<b>Not Applicable</b>	2nd Garage Dim.			
Flooring	<b>Not Applicable</b>				
Basement	<b>Not Applicable</b>				
Construction	<b>Not Applicable</b>				
Prop Amenities					
Equip Included					
Site Influences	<b>Treed Lot,Lake Access Prop.,Waterfront Property</b>				
Site Services	<b>Nat. Gas at Lot Line,Electricity at Lot Line</b>				
Restrictions					
Access to Prop	<b>Gravel Road,Two-Way Access</b>				
Farm Type	<b>See Remarks</b>	# of Titles	<b>1</b>	Pasture/Hay	
Beef Operation		Total Acres	<b>84.00</b>	Treed	
Vegetable		Lot Sqft	<b>3,659,040</b>	Tame Hay	
Dairy		Leasehold		Seeded	
Poultry		Lease Term (yrs)		Water Rights	
Hog		Water Supply		Fallow	
Sheep		Depth of Well		Fenced	
Exotic Animals		Flow Rate		Building Site	
Equestrian		Cistern Size		Cultivated	<b>56 Acres</b>
		Waste		Non-Cultivated	<b>28 Acres</b>

The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.

84 acres with 400 feet of lakefront & great sub-division potential within Lacombe County residential lakeshore area for development! Land sloped gently down to treed lakefront. 2 proposed sub-division plans prepared by Olsen Surveys are available if purchaser is interested with one showing approximately 215 lots + commercial lot. The second proposal plan with approximately 321 lots + marina. Directions: Property can be accessed by 2 roads off hwy 12 East of Bentley. RR 1-1 North approx 2.8 KMs on right (East) hand side, with no fence on South boundary but a survey stake is visible. Or RR 1-0 1 KM to T intersection turn left and follow road 1 KM, keeping right at the Y in the road, on left and straight ahead at dead end. Listed By: JANICE RESCH of CENTURY 21 ADVANTAGE

**LEGAL:**

- SW – 36 – 40 – 1 – 5

**NOTE:**

- It has been proposed to dig out an area next to the lake to make a boat docking area for the subdivision. There are no approvals on any of these items however it is understood the County of Lacombe is in general agreement with the ideas

**PRICE:**

- **\$1,680,000**



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# Conceptual Subdivision Plan



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