

160± Acre Equestrian Facility & Home in Rocky Mountain House, AB



392055 Rge Rd 6-2 Rocky Mountain House, AB

**Unreserved Online Auction
Nov 28 - 30, 2023**



392055 Rge Rd 6-2, Rocky Mountain House, AB



160± Acre Equestrian Facility & Home

***Discover Your Equestrian Paradise:
A Lucrative Investment Awaits!***

Embrace the essence of Alberta's West Country in this sprawling quarter-section property, a haven for equine enthusiasts and astute investors. Encompassing lush pastures and hayfields, this estate is a thriving breeding and boarding facility, complemented by a versatile retail space. The investment potential here is boundless, from hay sales and horse boarding to training programs, events, and specialized services for outdoor enthusiasts.

At its core lies a meticulously constructed 236 x 80 riding arena, housing a portion of the 11 stalls, each featuring comfort stall mats. The arena is thoughtfully designed with a viewing room, kitchen, and loft, currently utilized as retail space but easily convertible into living quarters for staff or visiting clinicians. Additional stalls are conveniently located in the adjacent barn, which also houses grooming areas, a wash bay, a dedicated breeding section, and a full loft suite with a private balcony, gas fireplace, and a 3-piece washroom.

The main residence, spanning 5669 square feet, is a testament to luxury, offering five bedrooms, an office, and 3.5 baths. From heated tiles in the foyer to the chef's kitchen adorned with custom granite countertops and premium appliances, every detail reflects sophistication. The walk-out basement boasts a wood-burning fireplace and a spa-like washroom, complete with a sauna and indulgent soaker tub.

Strategically positioned under an hour from Red Deer, this property harmoniously marries rural tranquility with urban convenience. Don't miss this exclusive chance to own a piece of Alberta's equestrian legacy – a versatile haven brimming with potential and natural beauty. Your dream equestrian sanctuary awaits!



Mark Your Calendar.

Auction Dates:

Bidding Opens - 9AM Oct 17

Bids Start Closing - 9AM Oct 19

HOW TO PLACE YOUR BID

1

In order to bid on any of our auctions, make sure to go to online bidding from your desktop or access the bidding platform directly from our app.

LOGIN

SIGN UP

Check that you are **logged in** to your account in the top right corner, and that you are **registered** for the auction.

2

Go to your desired sale and click or tap

LOTS

REGISTER TO BID

31 LOTS

3

Navigate to the lot you'd like to bid on and click or tap

PLACE BID

4

Bidding increases in **increments**. You can enter a custom bid or select an increment from the dropdown menu.

CAS

DISMISS ANY USE OF COOKIES POP-UPS THAT COULD INTERFERE WITH YOUR ABILITY TO BID.

Cookies help us deliver our services. By using our services, you agree to our use of cookies.

DISMISS

[Learn more.](#)

MAX BID

- The **Max Bid** is the highest amount you have bid on a lot and is only visible to you. Until someone bids above it, you are the **Winning Bidder**. You can edit your Max Bid at anytime.
- Our **Auto Max Bidding System** ensures that if another bidder places a bid below your Max Bid, they will be instantly outbid until you reach one increment higher than your max bid.

INDIVIDUAL LOTTING

- Most of the lots in our auctions have different closing times and are subject to their own time extension, not affecting other lots closing time.

GROUP LOTTING

- Group Lotting** means that several lots are bundled together and share the same closing time.
- Group Lots can be identified by the thin gray outline surrounding them, and **GROUP (## Lots)** in the top left corner.

Note: Each lot within the group can be sold at a different price and/or to a different buyer

TIME EXTENSION

If a bid is placed in the last 2 minutes of the close time, the countdown will automatically reset to 2 minutes to ensure everyone has time to bid.

WATCH LIST

You can save the lots you're interested in by clicking the "watch" button or on the star icon ★ next to the lot number. By activating "watch" on a lot, you will be notified of any changes or updates.

WINNING BIDDER

When you are the **Winning Bidder**, your bid will be **bold** and **blue** with your Max Bid to the right and **WINNING** displayed over the lot.

JUMP THE BID




Click or tap the **Jump The Bid** button immediately or at anytime to implement your Max Bid as the current bid, displayed to all bidders.

BEING OUTBID

If you are **Outbid**, you will still see your last bid with the new current bid to the right, and **OUTBID** displayed over the image.

If your bid matches the current Max Bid, your bid and the current bid will be the same, but you will still be outbid.

GROUP (25 Lots)

 WINNING	LOT 1001 Parcel 1: +/-484 acres - Feedlot NW, SW, SE 8-15-7-W2 & NE DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK	Bidding CA\$51,000 (Max: CA\$55,000)	EDIT BID	- Or -	JUMP THE BID
 OUTBID	LOT 1002 Parcel 2: +/-159.83 acres - NW 7-15-7 W2 DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK	You Bid CA\$235,000	PLACE BID	Current Bid CA\$236,000	
 OUTBID	LOT 1003 Parcel 3: +/-159.9 acres - NW 12-15-8 W2 DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK	You Bid CA\$320,000	PLACE BID	Current Bid CA\$320,000	



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