



## Unreserved Public Real Estate Auction

### Trochu, AB

March 24, 2025

#### Spacious Bungalow w/ Shop & Pasture

- Family Home (Built 1990) on 17.91± Acres:
  - 2,329± Sq. Ft. w/ 1,971± Sq. Ft. Basement
  - 4 Bedrooms & 2 Bathrooms on Main Floor
  - Large Dining & Living Room Area
  - Large Kitchen w/ Floating Island & Service Bar
  - 3 Large Rooms & Rec Space in Basement
  - Covered Deck (16x32 Ft.)
- Shop (40x52 Ft.):
  - Washroom & Mezzanine
  - 20x40± Ft. Front Concrete Apron
- Fenced Pasture Parcel (15.81± Acres)
- 2024 Taxes: \$3,250

**331039 Rge Rd 242, Rural Kneehill County, AB**

This property is being sold by Ritchie Bros. on behalf of 1080881 Alberta Ltd.  
Brokerage: Ritchie Bros. Real Estate Services Ltd.

#### CONTACT:

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 **Property may be viewed  
by appointment**

**[rbauktion.com/realestate](https://rbauktion.com/realestate)**

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.