



Unreserved Public Real Estate Auction

Trochu, AB

March 24, 2025

Spacious Bungalow w/ Shop & Pasture

- Family Home (Built 1990) on $17.91\pm$ Acres:
 - $2,329\pm$ Sq. Ft. w/ $1,971\pm$ 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
 - $20x40\pm$ Ft. Front Concrete Apron
- Fenced Pasture Parcel ($15.81\pm$ 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.

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 **Property may be viewed by appointment**

rbauction.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.