



Unreserved Public Real Estate Auction

Wandering River, AB

September 8, 2026

Country Residential Land w/ Approved 20-Unit RV Trailer Park

- 26.28± Title Acres
- Country Residential Land
- Approved for a 20-Unit Recreational Vehicle Trailer Park
 - Each Unit Includes Access To Water, Septic and Power
- Easy Access: Half-Mile Off Highway
- Multipurpose Usage: Portion Once Used for Gravel Stockpiles
- 2025 Taxes: \$510.07

704016 RR 172, Athabasca County

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This property is being sold by Ritchie Bros. on behalf of Richardson Bros (Olds) Limited.
Brokerage: Ritchie Bros. Real Estate Services Ltd.

 **Property may be viewed
by appointment**

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.