



Unreserved Public Real Estate Auction

Boyle, AB

June 11, 2024

Modular Home & Shop

- Residential Plot Totalling 57.65± Acres
- 20x76 Ft. Modular Home
- Four Bed & Two Bath on Concrete Slab
- Propane Heat, Water Well & Septic Field
- Detached Double Garage
- 42x60 Ft. Shop w/320-Amp Power
- Floor Drain & Tank w/Pump Out
- 25± Cultivated Acres (Hay)
- Highway 63 Frontage
- Zoning (AG) Residential w/Taxes at \$1,654.25

651057 Hwy 63, Athabasca County, AB

This property is being sold by Ritchie Bros. on behalf of Spiridon Stefan

**Property may be viewed by
appointment**

Visit our website for auction
and property details

rbauction.com/realestate

RITCHIE BROS.
REAL ESTATE SERVICES LTD.

 Visit our YouTube channel for property videos & tours!

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Ritchie Bros. Territory Manager
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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.