



## Unreserved Public Real Estate Auction

### Lacombe, AB

June 10, 2025

#### Versatile Equestrian Farm w/Residences

- 152.96± Title Acres
- Main Residence:
  - 2,170± Sq. Ft w/ 3 Bed & 2 Bath
  - Attached Garage (25x22± Ft. & 16x7± Ft. Doors)
- Modular Home:
  - 14x70± Ft. w/ 3 Bed & 1 Bath
- Garage/Shop/Storage Building (58 x 60± Ft.)
- Horse Barn (40x100± Ft.) w/ Stalls:
  - Tack Room, Storage & Office Space
- (4) Paddocks & 20± Arable Pasture Acres
- Taxes \$2475
- Well Water & Septic Tank w/ Field Pump Out
- (5) Livestock Waterers & (8) Summer-Only Waterers
- 10 minutes from Lacombe on paved roads



#### Public Viewing:

May 31, 1–3 pm

Visit our website for auction  
and property details

[rbauction.com/realestate](http://rbauction.com/realestate)





Your new life or business in the country starts here, just outside Lacombe, AB. Nestled about 10 paved kms northeast of Lacombe, these 152.96± acres are perfectly set up for equestrian ventures, but would easily configure to welcome your new opportunities. The main yard features 2 homes, shop, garage, a 19 stall barn, (5) electric watered paddocks and 65+/- acres of fenced grazing pasture . This property is on well water, with a septic field pump out. This real estate is being sold by Ritchie Bros. on behalf of Roger Hermary

### Contact:

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