FOR SALE

RECREATIONAL & MULTI USE LAND OPPORTUNITY

51271 RR 30, Leduc County, AB

ONLINE AUCTION
BID DEADLINE: NOVEMBER 19 6:00PM CST

A rare opportunity to acquire 128 acres ± and 95.5 acres ± available individually or together, offering flexibility for a broad range of recreational and rural land uses. Set within a scenic and private natural landscape, these parcels present opportunities for agricultural, animal care, campground, cultural, equestrian, educational, kennel, and outdoor recreation uses. Whether envisioned as a personal retreat, recreational destination, or business venture, the property offers exceptional scale, privacy, and versatility. With a unique combination of natural surroundings, river valley character, and flexible land use potential, this offering represents an exceptional opportunity within Alberta's rural land market.

MARCUS SCHWABE
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VIEW AUCTION BID NOW!

ROYAL PARK REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

For Sale | 51271 Range Road 30, Leduc County, AB

PROPERTY FEATURES

- 223.5 acres ± across two available parcels
- Flexible recreational and agricultural opportunities
- Scenic natural landscape and open land areas
- Suitable for private, institutional, or outdoor oriented uses
- Convenient regional access

SOUTH FACING VIEW

AERIAL

Property Details & Financials

MUNICIPAL ADDRESS	51271 RR 30, Leduc County, AB
LEGAL DESCRIPTION	Plan: 9420412; Lot: 1 = 128.00 acres ± 5; 2; 51; 19; SW = 95.50 acres ±
ZONING	90 - NSRV (North Sask River Valley District)
TYPE OF SPACE	Land
LAND AREA	**Parcel 1:** 128 acres ± **Parcel 2:** 95.5 acres ±
MINIMUM BID	**$549,000.00**
PROPERTY TAXES	**Parcel 1:** $152.30/year (2026) **Parcel 2:** $159.34/year (2026)
POSSESSION	Immediate

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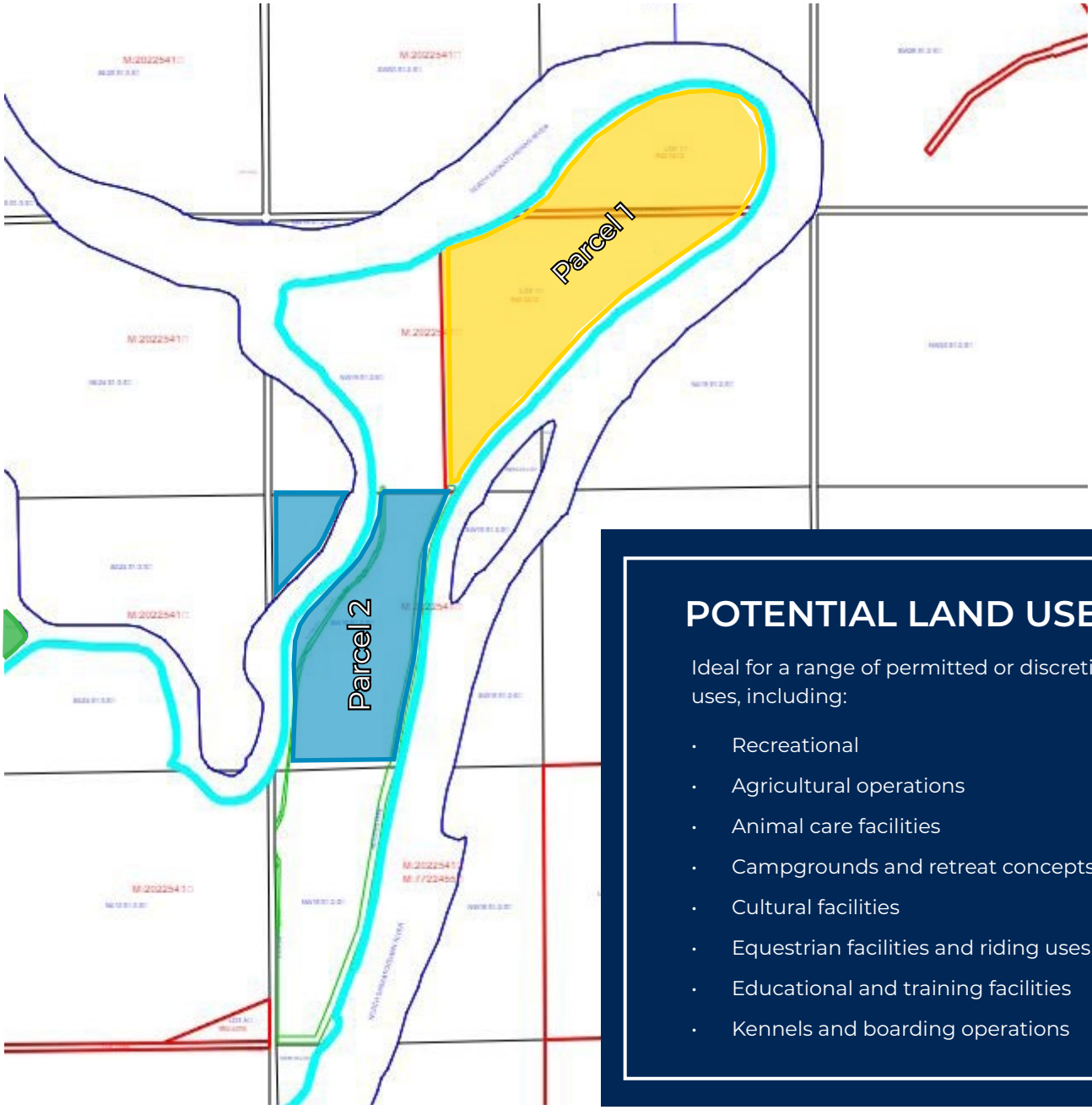
Land Title Map



POTENTIAL LAND USES

Ideal for a range of permitted or discretionary uses, including:

- Recreational
- Agricultural operations
- Animal care facilities
- Campgrounds and retreat concepts
- Cultural facilities
- Equestrian facilities and riding uses
- Educational and training facilities
- Kennels and boarding operations

Sale Prices Per Parcel

	Size (acres ±)	$/acre	Sale Price
Parcel 1	128.0	$6,500.00	$832,000
Parcel 2	95.5	$6,500.00	$620,750

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Property Location | 51271 Range Road 30, Leduc County, AB

- 60 MINS TO EDMONTON CITY CENTRE
- 55 MINS TO EDMONTON INT'L
- 26 MINS TO STONY PLAIN

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Tyler Weiman, SIOR
Partner, Associate

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.

As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.

Marcus Schwabe
Senior Associate

Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.

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