

PRICE NOW  
REDUCED BY  
OVER 28%



FOR SALE

## YELLOWHEAD HWY GRAVEL PIT & ACREAGE

5 KM EAST OF ENTWISTLE | PARKLAND COUNTY, ALBERTA

### PROPERTY HIGHLIGHTS

- 137.9 acres of AG zoned land, acreage and an active licensed gravel pit
- 1 hour drive west of Edmonton with approved private access road off Yellowhead Highway at Range Road 71A
- Proven and permitted gravel volume with detailed reports of product removed over four years and remaining volume of over 3 million metric tonnes
- Home, outbuildings and chattels used for extraction are negotiable
- Reports provided to interested purchasers with a signed NDA
- No road bans as private access road connects to Yellowhead Highway

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# FOR SALE | YELLOWHEAD HIGHWAY GRAVEL PIT

## PARKLAND COUNTY HIGHLIGHTS

The Yellowhead Hwy Gravel Pit & Acreage is located along the western edge of Parkland County, population: 34,487 (2022) and eastern edge of Yellowhead County, population 11,437 (2022). Other centres serving the subject area including Town of Stony Plain population: 18,567 (2022); Edson population: 7,903 (2022), Whitecourt population: 11,106 (2023); Town of Drayton Valley population: 6,802 (2022) and City of Edmonton population: 1,131,566 (2023). Day-to-day services are available in the Hamlets of Entwistle and Evansburg nearby. General economic conditions have turned around and the economy for gravel has been robust. Oil prices have rebounded from negative pricing in 2020 up to over \$80/ boe USD, the economy is strong with many infrastructure projects approved in the GEA.

Construction projects - infrastructure, bridge reconstruction, new roads, neighborhood renewal by City of Edmonton, new homes/multi-family, institutional - in the Greater Edmonton Area, which drive the need for gravel, sand, pit run, has been strong. There are a few gravel extraction facilities in the area though this pit is in its infancy for production and is a strong source of multiple sources of gravel and aggregate quality with private access to the pit.

There are numerous recreational uses and landfill opportunities once the pit is finalized. See permitted uses under details.



LAND SIZE  
± 137.9 Acres

LEGAL ADDRESS  
SE Sec 23 - Twp53- RgRd7 - W5M

ZONING  
Agricultural General District (AGG)

ACCESS  
Highway 16, with a private access road off Range Road 71A

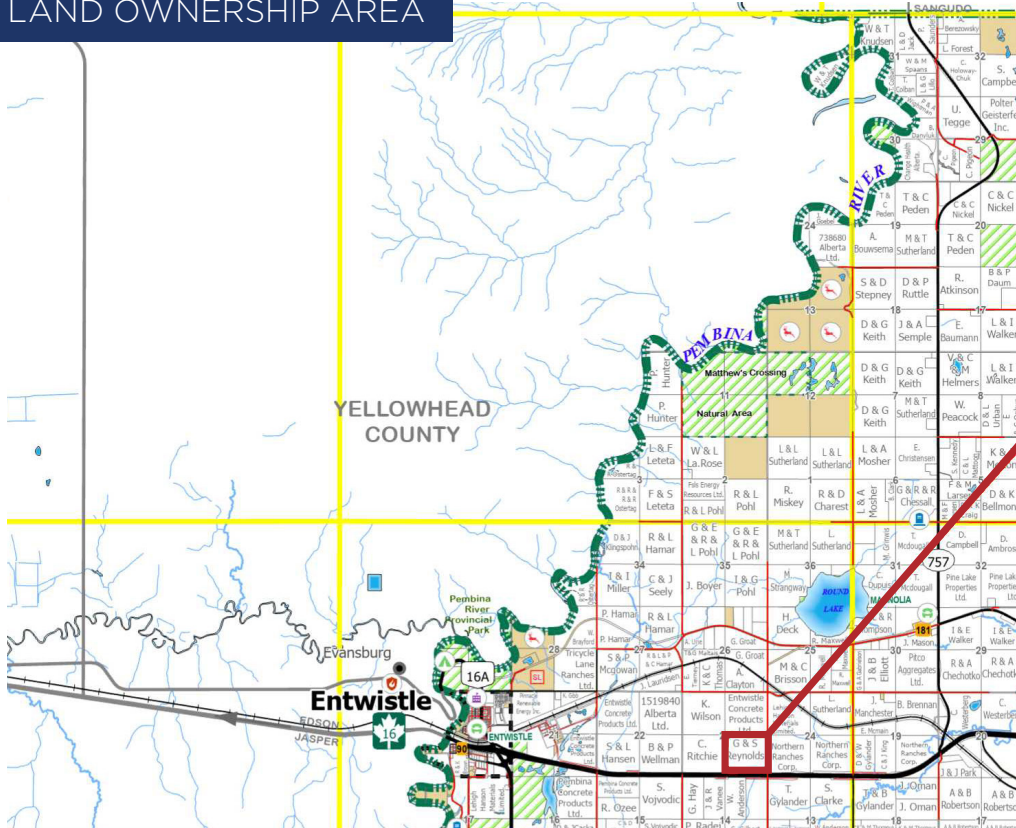
REGISTRATIONS  
Utility Right of Way - Department of Railways & Telephones  
Utility Right of Way - St. Anne Natural Gas Co-op Limited  
Gas line relocated around the gravel reserves



CLICK FOR CURRENT  
AGG ZONING USES

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## LAND OWNERSHIP AREA



## FINANCIAL DATA

ASKING PRICE  
~~\$4,499,000~~ **\$3,950,000**

PROPERTY TAXES  
**\$1,723 Per Year (2023)**

**SUBJECT PROPERTY**

## PERMITTED USES

- Gravel extraction pit
- Recreational property
- Landfill
- Bed & Breakfast home
- Cultural facilities or religious assembly
- Animal Health Care services
- Agricultural support services
- Livestock auction mart
- Wind energy converter system/major/minor

## VIAIBLE USES

Granular sub-base aggregates, granular base course aggregates & asphalt concrete (both with proper crushing and processing)

**VOLUME: 3,058,502 METRIC TONNES**  
 (APPRAISED IN 2023)

## TEST HOLE LOCATIONS



## CURRENT PERMITS & REPORTS AVAILABLE

- Aggregate Testing Report - CPP Environmental (3rd party contractors/Canadian)
- Geological Drilling & BARMAC Contracting (2017)
- Activities Plan (2019)
- Water Act Approval - Dewatering & Aggregate Mining - AEP (2021)
- Reclamation Bond - retained by AEP (2022)
- Grain Size Analysis (Sieve Method) (2021)
- Approved Development Permit for Natural Resourced Extraction/Processing (Gravel Pit Operation) Parkland County (2018)
- Approved & operating access road to RR 71A-Province of AB (2019)
- Vehicle Scale Certificate Verification (2022)

All qualified prospects will be provided with a signed Confidentiality Agreement to view all reports.



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1,616

Area Population (10km)



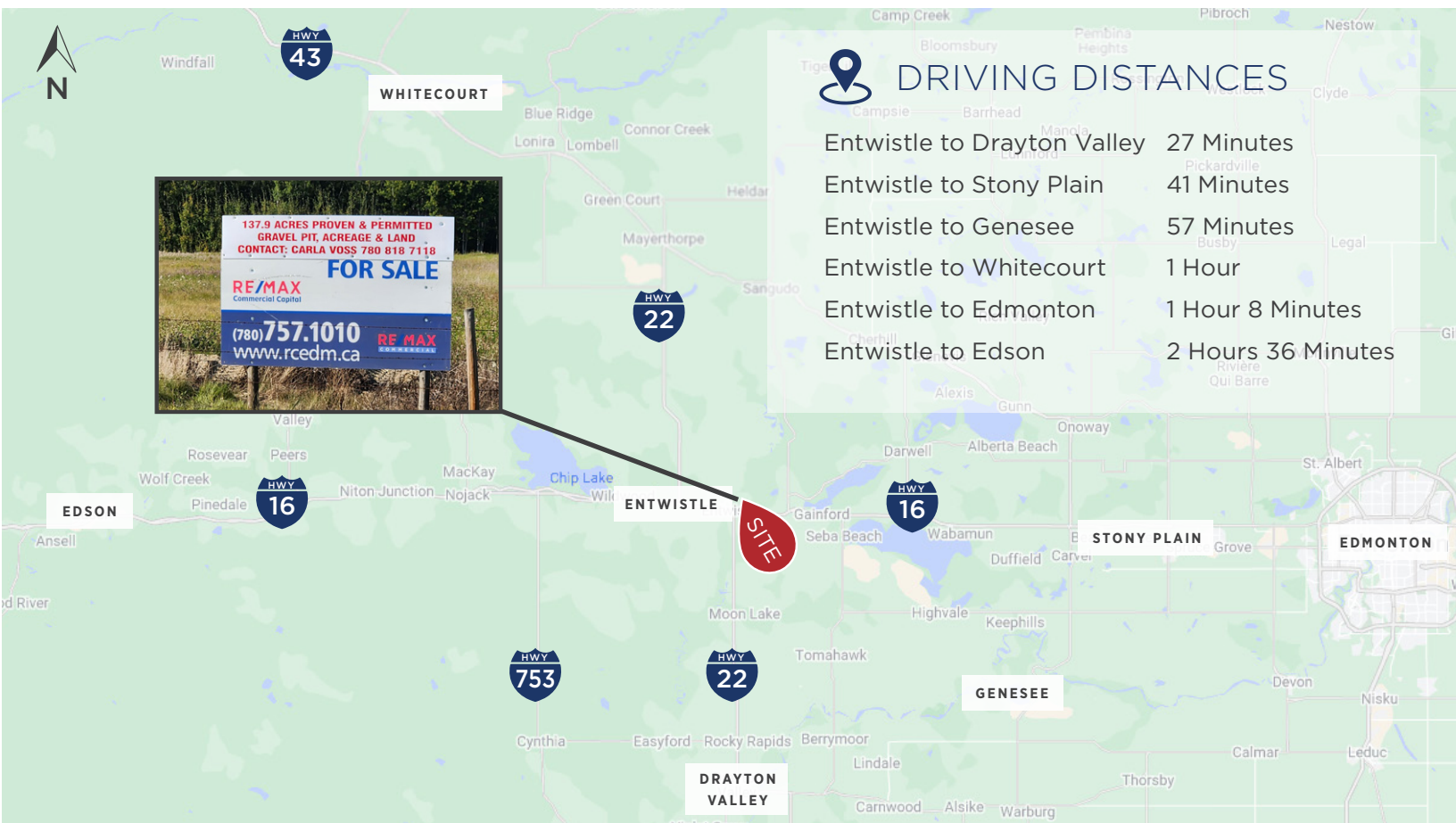
\$83,052

Average Household Income (10km)



64,407

Along HWY 16 by Entwistle (2-Way)



## CONTACT

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.

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