

# THORSBY TARGET



**MEDIA RELEASE**



Jan. 21, 2019

## Leduc-Nisku Economic Development Association to be dissolved

Leduc County and the City of Leduc – joint principals of the Leduc-Nisku Economic Development Association (the LNEDA) – announced today that the two municipalities will dissolve the Association by Dec. 31, 2019.

“For the past three decades, the LNEDA has demonstrated strong leadership in promoting economic development that has helped to build the economic diversity, prosperity, health and vitality of our region,” says Tanni Doblanko, mayor of Leduc County. “Thanks to the LNEDA’s efforts, we have a strong foundation on which to build for years to come.”

“The decision to dissolve the LNEDA stems from the evolving economic development landscape of the Edmonton Metropolitan Region,” says Bob Young, mayor of the City of Leduc. “We are grateful to all present and former board members and staff for their commitment, efforts and contributions over the past 30 years.”

The evolving economic development landscape of the region has resulted in the formation of the Airport Accord (Inter-Jurisdiction

Cooperation Accord) and Edmonton Global, as well as in-house economic development expertise at both Leduc County and the City of Leduc. These integrated, regional partnerships will build on the LNEDA’s exceptional work and its many successes.

The LNEDA established new visions and initiated strategic projects that enabled regional businesses to compete effectively in the global marketplace. This included providing assistance with business attraction, retention and expansion programs, along with site location support and relevant statistical, demographic data and emerging trends.

The County, the City and the LNEDA will work together on this transition, to honour the Association’s legacy and to celebrate what it has done for our region and our communities.

## In Search of Passerby

From Mr. C. Lemieux

Looking for the good samaritan that witnessed a horrible collision on Highway 39, approx. 1 mile east of the Alsike corner. The accident occurred on September 24th, 2017 and involved a 1/2 ton truck and a gravel truck. Mr. Lemieux was badly injured in the collision and now that he is feeling better he is reaching out to the person who stopped to provide him care and comfort until the ambulance arrived. Mr. Lemieux would love to thank this samaritan in person and extend his gratitude.

If this was you, or you know who stopped to offer comfort, could you please call 780.696.2083.

# The CLASSIFIEDS

## FOR SALE

**Premium Firewood** for sale. For details and pricing call James.

780.405.0826 (4-4kr)

**Birkshire Boars** - 2 Boars for sale. \$200 each.

780.514.5355 (2-2)

**Fresh Roasting Chickens** - Provincially inspected. Fed a plant based diet. Ready for pick up on January 30. \$4/ pound. Finished weight between 4 to 6 pounds.

Phone or text 780.907.0449 (2-2)

**2001 Acura MDX Deluxe** - 312,900 kms, fully serviced. C/W 2 sets of tires & rims, needs windshield.

\$2800 OBO.

780.974.3399 (1-2)

## CLEANING SERVICES

**JNK Country Clean** is offering cleaning services in the surrounding area! Call or follow our facebook page at JNK Country Clean.

587.987.2764 (4-4kr)

## FOR RENT

**Well kept, 3 bedroom, 2 bathroom, non-smoking mobile home in Winfield.** Home is situated on large lot within walking distance of the school, includes full laundry room and storage. \$850 / month includes water, sewer, garbage. Natural Gas and Power are tenant responsibility. No smoking. No pets. References and DD required Please text 587.583.9271 or email forrentwinfield@outlook.com for more information. Landlord will consider rental incentives for a long term lease. (4-4)

**For Sale or Rent - 5004 - 53 Ave Warburg.** Large 4 bedroom, 2 bathroom, newly renovated home. Laundry room, fireplace, large lot, close to school and park. Must see! \$1400/month + utilities.

780.789.0195 (3-4)

**4-Plex Unit in Winfield** - 2 bedrooms + 1 small room downstairs, finished basement, incl. 4 major appliances. Small pets ok but no dogs. \$825 + utilities / month, \$825 damage deposit. Phone Maria 403.606.6977 or 403.249.2708 or Marie 780.932.7177 (4-4kr)

## BUILDERS / RENOVATIONS / CARPENTRY

**Custom Built Epoxy Countertops and Interior Renovations** - are you looking to update your countertops, renovate your home or need home repairs - call Greg Sharman @ 780.898.3866 or visit www.gregsharman.com or www.counter.gregsharman.com (3-3kr)

**Classified Ads are \$5.00 for 2 weeks**

(up to 30 words) GST included.



## *Robert (Bob) Zacher*

January 9, 1949 - January 16, 2019

Robert (Bob) Zacher (70) passed away unexpectedly on January 16, 2019 at his home in Thorsby, AB.

He is survived by his loving wife Jackie of 52 years. His 3 children, Tracy Pippard, Leanne Schwartz (Ray) and Kevin Zacher (Stephanie), as well as 9 grandchildren and 5 great grandchildren. Bob was also survived by his loving Brother Jerry Zacher and his brother and sister Ross and Denice Pharis and family. He was a wonderful, loving husband, father and grandfather. He will be missed dearly by all that knew him.

The family would like to thank the Thorsby RCMP, Fire Dept, EMS and Victim Services for the support they received.

Bob had a magical spirit about him that will never be forgotten. No funeral services will be held at the very strong request of Bob.

The family has requested, instead of flowers (although appreciated) to please forward a donation in Bob's name to the Thorsby Senior's Centre  
Box 145 Thorsby AB T0C 2P0



## TOWN OF THORSBY 2019 Lifetime Dog License

Please be advised that as of January 1, 2019  
**It's time to get your lifetime dog license!**



**Licensing your dog is easy and important.  
A license identifies you as your pet's owner.  
If they get lost it will be easy to reunite you and your dog.**

The fee for a lifetime of your Dog license is:

\$100 for unaltered  
and \$60 for altered (fixed) dogs  
(per Dog Control Bylaw #2018-11)

2019 Lifetime Dog Licenses are available at the Thorsby Municipal Office  
For more information please call 780-789-3935

**Thank-you!**



## TOWN OF THORSBY DEVELOPMENT PERMIT APPLICATION Plan 2828EO 5123-52 Street

Please be advised that the Town of Thorsby has received a Development Permit application relating to the construction/installation of a solar panel mount to be installed on to the roof of the Principal Building (House) at 5123-52 Street.

According to the Town of Thorsby Land Use Bylaw #2017-02 zoning regulations, Solar Collectors are a Discretionary Use. As per section 4.5(4) of the Land Use Bylaw, prior to any decision, interested parties are being advised of this application and are being given a 14-day period to submit written comments and/or recommendations in regard to the Development Permit Application.

**Submissions will be accepted until Friday January 25, 2019 at 4:30 p.m.**

The Development Permit Application will then be considered by the Development Authority and the application will be either approved or refused.

If you have any questions or concerns not addressed above, please do not hesitate to contact Marianne Belozer, Thorsby Development Officer at 780-789-3935 or email [mbelozer@thorsby.ca](mailto:mbelozer@thorsby.ca)

Rundle's Mission Society Presents...

## Pigeon Lake Fish Fry Buffet

Saturday, February 2nd, 2019

Rundle's Memorial Lodge Hwy 616X and Hwy 771

Doors Open at 5 pm - Supper Served 5:30 to 7 pm

Entertainment by: Lloyd Jardine; Cash Bar;

**Advance Tickets Only**

Adults \$25 Kids 6-12 \$15 Under 6- Free

Call 780.389.2422 or purchase online at

[rundlesmission.org](http://rundlesmission.org) donate button

or any Board Member



## FARM LAND & PASTURE WANTED



TO RENT IN THE  
THORSBY - WARBURG -  
OR PIGEON LAKE AREAS  
780.964.9761

Looking for Hay or Pasture  
Land to Rent in the  
Thorsby / Sunnybrook  
area for 2019  
780.918.7686

### ATTENTION GROUPS AND CLUBS

The Thorsby Target would love to publish articles  
and pictures from your events!

These are published **free of charge!**

(Must be paragraph form, can include pictures!)

Please include news of any upcoming events  
you are planning as well!

email to [media@community39.com](mailto:media@community39.com)



7th Annual

# TFGA PREDATOR HUNT

## 2019



Thorsby and District Fish & Game Association

## 7th Annual Predator Hunt on Saturday, February 9, 2019

Registration 6:00 - 7:00 a.m.

at Warburg Legion Hall

Check-out Time is 5:30 p.m. (no later)

Cost is \$200 for a 2 person team plus a youth under the age of  
16 and includes a chili supper and two tickets to the  
TFGA Annual Banquet held on March 30th, 2019.

**Participants must be a TFGA member. Memberships  
available before or on the morning of the hunt.**

All prizes awarded at the banquet.

***Do not delay in registering, space is limited!!!***

For more information please contact:

Darcy Colleton (780) 621-9497 or

Bruce (780) 621-2200



Town of Thorsby  
Upcoming Council Meetings

### FEBRUARY 2019

Tuesday 5 | Council of the Whole Meeting

Tuesday 12 | Regular Council Meeting

Tuesday 19 | Council of the Whole Meeting

Tuesday 26 | Regular Council Meeting

**All meetings start at 7:00 p.m. in the  
Council Chambers unless otherwise stated.**



**Wilf Brandt Trucking Ltd.** is seeking **Class 3 Tank Truck Drivers**, for Year Round Production Fluid Hauling in the Warburg, Thorsby, Leduc and Drayton Valley areas. Experience with Combo Vac and Steamer truck is an asset.

Current Oilfield Safety Tickets are required and willingness to work shift cycle a must.

**Pre-Employment Screening is a pre-requisite to hire.**

Please email resume along with a current drivers abstract to resumeswbt@gmail.com



**Wilf Brandt Trucking Ltd.** is seeking **Class 1 Tank Truck Drivers**, for Year Round Production Fluid Hauling in the Warburg, Thorsby, Leduc, Rimbey and Drayton Valley areas.

Current Oilfield Safety Tickets are a definite asset and willingness to work shift cycle a must. Successful candidates can expect year round work and excellent wages.

**Pre-Employment Screening is a pre-requisite to hire.**

Please email resume along with a current drivers abstract to resumeswbt@gmail.com

## Employment Opportunity

Thorsby Municipal Library

**Library Manager (Maternity Leave Coverage) Part-Time**

The Library Manager is responsible for the overall daily management of the library including; collection development and maintenance, overseeing current and future programs and developing strong community networks.

### The Successful Candidate will:

- Report to/Receive Direction from the Thorsby Municipal Library Board
- Supervise and oversee other library staff and volunteers to ensure smooth functioning of library
- Develop and maintain working relationships with Yellowhead Regional Library and Town of Thorsby Staff
- Have strong public relation and customer service skills, form relationships & work with community groups
- Have strong computer skills and a basic understanding of other electronic devices (e-readers)
- Have a working knowledge of/willingness to learn about library services offered (Overdrive, TracPac, Hoopla, Zinio)
- Have a working knowledge of/willingness to learn about Library Software (Polaris ILS)
- Plan Library programs and events for all ages and interests
- Be able to create reports and keep track of Library stats (monthly Librarian Report, Program Stats)

Interested Candidates can apply with resume and cover letter by: Dropping off at the Thorsby Municipal Library (Located in the Arctic Spas Rec Complex); or Emailing [thorsbypublib@yrl.ab.ca](mailto:thorsbypublib@yrl.ab.ca)

**Deadline for applications will be January 28th, 2019**

We thank all applicants for their interest, but only selected candidates will be contacted

# FOR ALL THOSE WHO ARE INTERESTED



**THORSBY & DISTRICT  
CULTURAL & HISTORICAL SOCIETY**

**MONDAY, JANUARY 28, 2019**

**7:30 P.M.**

**THORSBY COMMUNITY CENTRE**

**ANNUAL GENERAL MEETING**

**PLEASE ATTEND**





[michaelj@mikeshomesltd.com](mailto:michaelj@mikeshomesltd.com)  
[mikep@mikeshomesltd.com](mailto:mikep@mikeshomesltd.com)

**MICHAEL JACOB 780-991-1008**  
**MIKE PETRACEK 780-699-3700**

## Community Events Page

### Custom Built Homes

- Reliable Service – Affordable Pricing  
 – Quality Workmanship

*“You Dream It – We Build It!”*

**Winfield Legion** monthly potluck and dance is last Thursday of the month. Next Social is Thursday January 31st. Doors open at 5:30 PM. Supper is 6:00 PM. Everyone welcome.

**Thorsby Municipal Library Hours:** Tuesday 10 am- 7 pm, Wednesday Noon-7 pm, Thursday & Friday 10 am- 5 pm, Saturday 11 am-2 pm (closed Saturdays of long weekends) Questions/Feedback/RSVP contact us through Facebook (Thorsby Municipal Library) or call 780-789-3808. Winter Programming coming soon

**Community United Church** – Join us for worship, programs, community outreach. Sunday worship at 10:30 AM Telfordville: 2nd Sunday of each month Warburg: remaining Sundays of each month. 780-848-2227.

**Thorsby Senior’s Thrift Store** Regular Hours Thursdays, Fridays & Saturdays 10 am - 3 pm. Donations accepted and appreciated. **Dollar Daze ON NOW.**

**Treasures Thrift Shop** located in Community United Church, 5112-53 St. Warburg, is open every Wednesday from 10 am - 4 pm. Gratefully accepting donations of clean, gently used clothing and small household items on Wednesday and Friday mornings.

**Royal Canadian Legion Mulhurst #246**, inviting new members! **Next Bingo:** Tues. Feb. 5th @ 7pm 780-935-6281

**FUN AND EXERCISE Sandholm Modern Square dance club** welcomes NEW MEMBERS, youth, couples and singles. THURSDAYS started Oct. 4th at 7 p.m. at Sandholm Hall (10 miles south of Thorsby) First night for New Dancers FREE. For more information contact Dave 780-238-5844 or Doris 780 389-2381.

**Crib Nights** - Run every Wednesday night at Arctic Spas Recreation Complex from 6 - 9 pm. New players are always welcome!

**Thorsby Senior’s Soup & Sandwich Day** at the Senior’s Centre is on the second Wednesday of every month. Five dollars will buy you a bowl of soup, a sandwich, a coffee, tea, or juice. Enjoy all this between 11:30-1:30 pm. Birthday Party follows at 1:30 pm. Every-

one Welcome!

**Leduc Public Market** runs every Thursday 10-3 in the City Center Mall (Ken’s Furniture) 5201 50 Street. Lots of vendors with a wide variety of items. For tables or info call Jenna 780-868-7616.

**St. Matthew’s Lutheran Church** - Sunday Worship @10:30 a.m., Holy Communion on the first Sunday of the month; Confirmation and Adult study on Tuesdays; Bible study 1,3,5, sundays of the month. Pastor Ron Flamand, interim pastor. Call 780-789-3873

**“Busy Brushes”** meet every Wednesday from 10-2, at the Warburg Cultural Centre. Everyone welcome! Come join us for some relaxing fun and art. Call Linda Mayr @780 848 7782 for more info.

**Monthly Jam Sessions** - Wilton Park Community Ctr. 4th Saturday of every month at 6:00 pm October - April (excl. Dec.) Everyone welcome! For more info call 780.985.2478

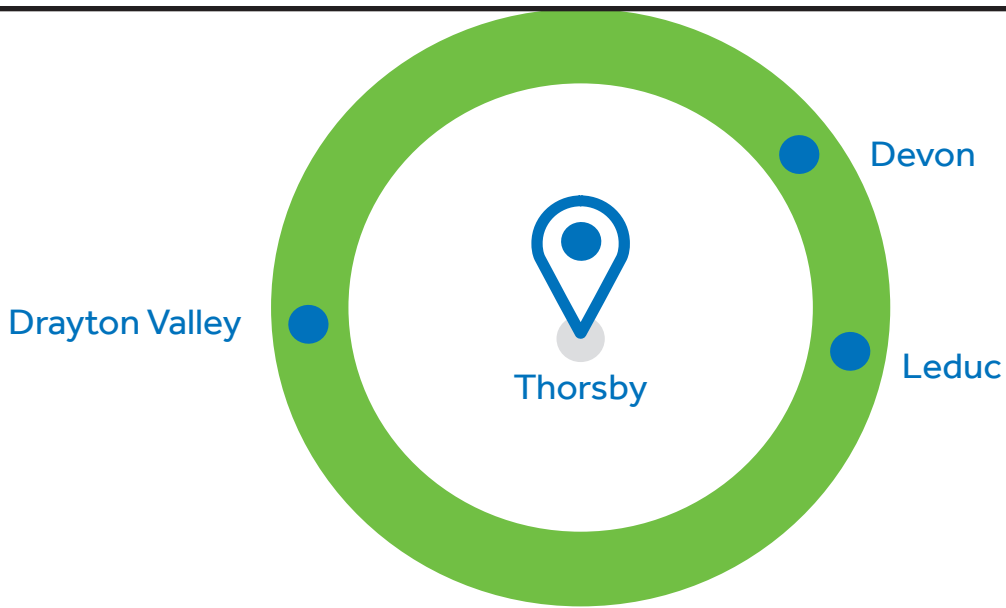
**Volunteers with Dogs Wanted** to visit seniors in the Warburg area. Dogs must have a friendly disposition and be well groomed. There will be an interview process. Call Elizabeth for more info! 780.848.1015.

**Thorsby Bingo** Bingo is held every Thursday evening at the Senior’s Centre 4812-51st Street. Regular Bingo starts at 7:15 p.m. Early Bird is at 7:00 p.m. Loonie Pots and Progressive Bingos.

**Thorsby Senior’s Supper Meetings** These monthly meetings will now be held in the Senior’s Centre (4812-51st Street) and are on the last Wednesday of every month at 6:00 p.m. Members are requested to bring a potluck dish. Memberships are available for \$10 from Elaine Warnock at 780.221.3939.

**Thorsby & District Lions’ Club** (non-profit organization serving Thorsby & District), Meeting the 2nd and 4th Monday of the month at the Lions’ Den in Community Hall Basement at 7:00 pm. For information or membership, call Frank @ 780-905-8019.

**Thorsby Bylaw Enforcement** - For concerns or inquires email [bylaw@thorsby.ca](mailto:bylaw@thorsby.ca) or call 780.789.3935 Ext. 28



# We're around.

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**Foot Care Nurse** will be at the Thorsby Recreation Centre on the 1st Wednesday of every month. Please call Irene at 780-789-3176 to make an appointment or for information.

**TOPS (Take Off Pounds Sensibly)** at Thorsby Fire Hall - Mondays, weigh in at 9:00 to 9:15 am, meetings 9:15 - 9:45 am, for more info call Sherilyn 780-621-3461 or Elaine 780-221-3939.

**Ashland Dam Park** - For reservations call Kelly or Glenn @ (780) 898-9636.

**Breton Golden Age Club** - Cards every Monday at 1 pm. Floor Curling every Tuesday at 1 pm. Last Monday of every month is Potluck at 11:30 am with cards to follow. Meetings are the 1st Wednesday of every month, everyone including new members welcome!

**Thorsby Community Centre** - For bookings call Marlene at 780-789-3734 or text 780-217-9394 or email [thorsbyhistoricalsociety@gmail.com](mailto:thorsbyhistoricalsociety@gmail.com). Visit our website [tcahs.yolasite.com](http://tcahs.yolasite.com).

**Warburg Alliance Church** Fall Worship Service 11 am. Sunday School 9:45 am. (Summer Worship Service 10:30 am) (No Sunday School for the summer) Bible Studies. Do you need prayer? Please call 780-848-7577

**Telfordville Hall** - For bookings call Tracy at 780-718-9549 after 5:00 pm.

**Sunnybrook Hall** - For bookings call Cheryl Krawiec @ 780-789-3193 or 780-920-1950. Sunnybrook Hall Meetings - 1st Tuesday of the month at 7:30 pm. Everyone welcome.

**Morrowdale Community Hall** - For bookings call Elaine at 780-789-2104.

**Mulhurst Legion Hall:** For Hall Bookings call Marie: 780-361-7350

**Centreldodge Community Centre** - For bookings call Caroline 780-789-3089.

**Glen Park Hall** - For bookings call Mike at 780-919-1250.

**Sandholm Community Hall** - For hall bookings call Doris 780-389-2381.

**Rundle's Mission** - For hall bookings call 780-389-2422 or [www.rundlesmission.org](http://www.rundlesmission.org).

**Strawberry Community Hall** - Call Ollie at 780-789-2180.

**Warburg Cultural Society** meets quarterly at the Warburg Cultural Centre at 7:00 pm. Our meetings are Feb 18, 2019 (AGM); May 20, 2019. Call Linda McLaughlin @780 848 2916 or Helen Spasoff @780 848 2944. Call Helen for rental of the facility, tables, tablecloths, wine glasses. Call us to see our new kitchen

and other renovations!

**Wilton Park Community Centre** - For Hall Bookings Call Deneice Gibb 780-777-8642.

**Genesee Community Hall** - Rentals call Joanne Liba at 780-940-7229.

**Breton Golden Age Centre Rentals** - \$10 / hour with \$25.00 for use of kitchen or \$15/day. Deposit of \$50 required. **Call Pat at 780.696.2056**

**Breton Crib Tournaments** will be held every Saturday at the **Breton Golden Age Centre** - Starting January 5th at 12:30 p.m. except July & August.

**Calmar and District Senior Citizens Club Quarterly General Meetings and Birthday Celebrations** will be held on the second Tuesday of March, June, September and December at 1:00 PM. A birthday cake will be provided by the club, however if you wish to bring a treat to help celebrate your birthday you are welcome to do so.

**Calmar and District Senior Citizens Club 4916** - 50 Ave Calmar **hosts Music Jammers** on the fourth Tuesday of every month ( except July, August and December). Cost is \$7.00 per person, a light lunch is served. (It has been rumoured that this is the best lunch in the county for this event).

**Calmar and District Senior Citizens Club 4916** - 50 Ave Calmar: **hall rentals**, please contact Marg Roskewich 780-985-3221. Rental Rates: 4 hr or less \$100 and more than 4 hrs \$200.00

**Warburg Legion Hall** is available for rent at \$75.00 for a full day, \$50.00 for ½ day, deposit of \$50 refundable upon inspection. For Hall rental please contact Tina Tollenaar at 780.848.2469. For events, meetings or information, please call Max at 780 848.2923.

**Warburg Museum** - Open every Saturday from 1 pm - 4 pm, excluding holiday weekends. Homemade pie & beverage only \$4.00! New members always welcome and appreciated! Susie 780.848.2507

**Warburg Senior's Centre** rentals. Call Nancy/ Allan Gruninger 780-848-7756. \$75 per rental, \$50.00 damage deposit refundable after inspection.

**Genesee Jamboree - Third Friday** of every month from 7 p.m. - 10:30 p.m. Lunch served. \$5.00 / non playing attendants. Everyone welcome. 780.848.2479

**Community Events are placed  
FREE of charge,  
thanks to the community  
commitment of**





# Breton Family

DINING

780 • 696 • 6966

SATURDAY, JANUARY 26TH  
FROM 11 AM - 7 PM

## NEW! Asian Platter

only \$12.95 + gst!

Beef & Broccoli



Spring Rolls



Rice



Chicken  
Chow Mein



plus Wonton Soup!

Platter includes:  
Beef & Broccoli, Rice,  
Chicken Chow Mein, Spring Rolls  
and Wonton Soup.



## Public Hearing Removal of Municipal Reserve Designation

### Bylaw 2019-03

It is the intention of Council to remove the municipal reserve designation from a small reserve (R) lot located off 50 Avenue. The lands sit between Thorsby Cemetery and Thorsby Stockyards, and are legally described as Plan 2740MC: :Lot R, as shown on the map.

The purpose for removing the municipal reserve designation is to facilitate the sale of these lands to provide access to property located at the rear of the stockyards.

### Representation

If you or someone you represent is affected by the proposed bylaw(s), you may address Town Council at this public hearing.

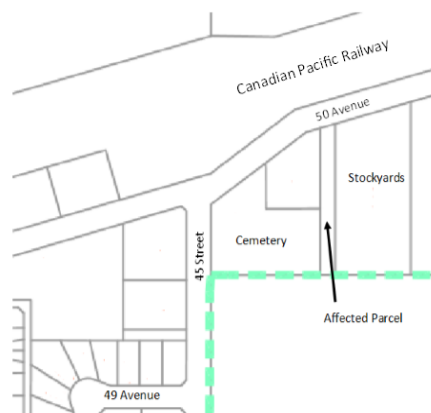
Written submissions will be received by the Town Manager until **noon on Wednesday, February 6, 2019**. Written submissions received before the designated time will be reviewed before oral presentations are heard.

Public hearing will be held at February 12, 2019 7:00 p.m.

Copies of proposed bylaw amendment(s) are available from the Town Office, 4917 Hankin Street, Monday to Friday between 8:30 a.m. - 12: noon, 1:00 p.m. to 4:30 p.m..

### Questions or concerns:

Call Christine Burke, Town Manager 780 789 3935 Ext 28





## Public Hearing – Municipal Reserve Rezoning

### Bylaw 2019-04

It is the intention of Council to consider Bylaw # 2019-04, an amendment to the Town of Thorsby Land Use Bylaw # 2017-02.

The purpose of Bylaw # 2019-04 is:

To redistrict Lot R: : Plan 2740 MC Community Reserve (Park) to M – Industrial, as shown on the map.

### Representation

If you or someone you represent is affected by the proposed bylaw(s), you may address Town Council at this public hearing.

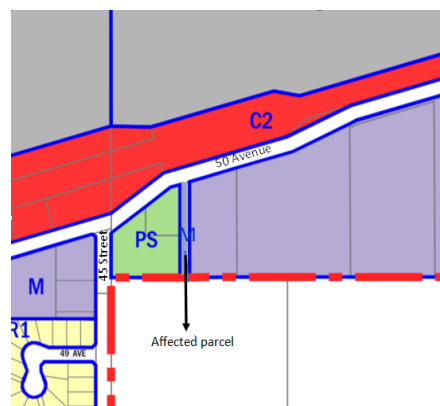
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### Questions or concerns:

Call Christine Burke, Town Manager 780 789 3935 Ext 28



# Darcy Powlik

[www.darcypowlik.com](http://www.darcypowlik.com)



**Real Estate**

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## RESIDENTIAL

- **Thorsby - 4 bedroom newer home on corner lot** - RV parking, custom built - \$299,900.00
- **Thorsby - Extra clean, 4 bedroom bungalow**, double detached garage, fenced backyard, partly finished basement - \$249,000.00
- **Thorsby - 1200 sq.ft. 5 Bedroom Bungalow** - with partly finished basement, double detached garage. Need some work but only \$160,000.00!
- **Thorsby - "An Acreage in Town"** - 1.87 acre lot with newer modern immaculate bungalow, 6 bedroom, finished basement, attached garage AND 24' x 30' heated workshop. \$399,000.00
- **Thorsby - Huge Private Corner Lot** - 1325 sq.ft. bi-level, finished basement, modern, and extra large back yard. \$314,900.00
- **Thorsby - Residential** - 2008, 3 bedroom, extra clean bi-level with full basement. Heated & finished garage. \$279,000.00
- **Thorsby - Very clean, 3 Bedroom Bungalow** - with finished basement, single detached garage and large developed lot. \$139,000.00
- **Thorsby - 1/2 Duplex** - 3 bedroom, finished basement, excellent condition. \$189,000.00
- **Thorsby - 3 bedroom** - fully finished basement, large fenced yard, large bungalow. \$219,000.00
- **Thorsby - NEW!** - Two (2) 1556 sq.ft. Townhouses Units. 3 bedroom, 3 bath, basement & garage. \$232,500.00 & 237,500.00
- **Thorsby - 2008 Bi-level** - Excelent condition, 3 bedroom, full basement, attached garage. \$279,000.00

## COMMERCIAL

- **Genesee - Highway frontage** - Zoned commercial, 12.8 serviced acres with developed yard site, over 4300 sq.ft. shop / sales area / offices \$959,900.00

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**Real Estate**

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## **FARMS & ACREAGES**

- **Strawberry Creek** - building spots, private and beautiful.  
72.31 acres - \$299,000.00;  
4.7 acres - \$144,900.00
- **Thorsby - 3 bedroom house on mature yard site.** 27.18 acres fenced. \$2500.00 in annual lease revenue. Barn & garage. Great horse set-up or hobby farm.  
\$319,000.00
- **Thorsby - Newer 1700 sq.ft. Custom Built Home** on 79 acres, fully developed basement, open concept and 40' x 64' completely finished shop. \$799,000.00
- **Ziener Park - 2006, 1523 sq.ft.**, 3 bedroom modular on 7.22 acres, all services in place, 30' x 40' finished heated shop, private treed location. \$349,900.00
- **Pigeon Lake - 160 Acres of south facing land** - ideal for cattle & horses. House shows amazing, attached, oversized double garage. Beautifully treed, well manicured and private yard. \$749,000.00
- **Brand New Jacob Built Home on 4.94 Acres**, gorgeous design - 4 bedrooms, finished basement, attached finished garage. \$649,000.00
- **Thorsby - 7.78 treed Acres and mature yard site** - 3 bedroom bungalow with double detached garage - steel quonset, barn and many other solid outbuildings.  
\$349,900.00
- **Thorsby - Beautiful building spots** backing onto Strawberry Creek Ravine.  
Zoned Agricultural 7.36 acres \$132,900.00 & 142,900.00
- **Telfordville - 52.63 Acres** of good farm land on pavement. \$279,000.00
- **Telfordville - Gorgeous 1764 sq.ft. bi-level** on 1 acre lot. Open concept floor plan, developed basement & attached garage. Plus 25' x 40' detached garage as well. \$690,000.00
- **Warburg - Gorgeous & New** - 3 bedroom house on 13.66 private, treed acres with finished basement & attached garage. On pavement. \$729,000.00

## **If You're Looking To Buy!**

I can show you any listings MLS or Com Free anywhere in Alberta.  
You benefit from an experienced, reliable realtor working for you!





TAKE OFF POUNDS SENSIBLY

## TIPS From TOPS! From P. Elson

Our meetings are designed to encourage weight loss, maintenance, to educate and to provide support. New members are welcome to attend a meeting with no obligation. Meetings are held at the Thorsby Fire Hall on Monday mornings with weigh in from 9:00 a.m. - 9:15 a.m. and the meeting following from 9:15 to 9:45 a.m. There is an annual fee to TOPS International of \$44 and a monthly fee to the Thorsby Chapter #1694 of \$5. The first month chapter fees are free. Phone Sherilyn at 780-621-3461.

### Lemon Roasted Chicken with Wilted Greens

Take a visit to the sunny Mediterranean coast with this dish. Bright lemon juice, oregano and garlic will transport you to a seaside taverna.



Prep and cook time: 30 min. Servings: 2

#### Ingredients:

- 2, 3 oz. boneless, skinless chicken breast
- 2 t. olive oil
- 1 med. lemon
- 1 t. dried oregano
- 1 small potato, cut into 1" pieces
- 2 med. carrots, cut into 1" pieces
- 1 med. onion, cut into 1" pieces
- 1 med. tomato, cut into 1" pieces

- 3 c. shredded kale
- 2 oz. feta cheese, crumbled

#### Directions:

1. Heat the oven to 400 F. Put a large, heavy skillet over high heat. Dry the chicken well with paper towels. When the pan is very hot, drizzle in the olive oil and add the chicken, halved lemons, oregano, potato, carrots and onions to the pan. Let it cook for about 4 min. on the stovetop, and then put the pan into the oven.
2. When the chicken is cooked, about 4 more min. remove it and the lemons from the pan and let the meat rest. Add the tomato, kale and feta to the pan. Stir and return the pan to the oven for another 10 min. until the vegetables are cooked through. Serve the chicken over the vegetables and squeeze the juice from the roasted lemons over the top.

#### Nutritional Information:

Per serving: 358 calories (97 from fat), 13g total fat (5g saturated fat), 73 mg cholesterol, 541 mg sodium, 42 g carbohydrates, 10g fiber, 8 g sugar, 31 g protein.  
Exchanges: 2 starch, 1/2 fruit, 3 vegetable, 4 1/2 protein, 2 fat, 1 other carbs.



### Crib Results

The winners of the January 16th Crib Night were:

- 1st Place - Phyllis Yawney - 965
- 2nd Place - Orest Fitzowich- 958
- 3rd Place - Lloyd Snider - 951
- Low - Rod Blair - 838
- High Hand - Split between George Yawney and Karen Habanka both with 20.

Crib Night takes place in the Arctic Spas Rec Complex Craft Room from 6:00 - 9:00 pm, every Wednesday. Everyone welcome!

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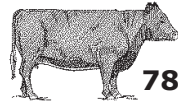
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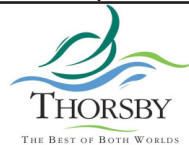
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### TOWN OF THORSBY PUBLIC REMINDER NOTICE SIDEWALK SNOW REMOVAL

With the arrival of Winter all residents are reminded to please clear your sidewalks as a courtesy to all your fellow citizens.

**Bylaw #2006-05 (section 7.18) states:**

"The owner or occupant of a parcel of land abutting a sidewalk shall be responsible for removing all snow, ice, dirt debris or other obstruction within 48 hours of the snow, ice, dirt, or other obstruction is deposited thereon."

Thank you for your attention to this matter, if you have any questions please contact Thorsby Bylaw Enforcement at (780) 789 3935 Ext 28.

## Straight Out of Thorsby

*From the County of Leduc, from Alberta and Canada, from Singapore to the U.K., from Australia to Holland, from the USA to Panama, Thorsby graduates are making a difference. This is the part two of the ninth installment in a series of profiles which indicate what a small school and community can produce.*

*The people who conduct the interviews are Audrey Brosseau and John Elson. If you have suggestions please contact John at 780-789-3822 or Audrey at 780-886-0658.*

**Continued from Jan. 18th Target.**

**CLIFF KELSEY**

### Farming for Fun and Profit

Cliff was forced to abandon some ambitions he held to become a marathoner after he and Cori purchased a grain farm near Busby, AB. in 1986. He worked himself up to the point where he could do a half-marathon (13 miles) but now training time disappeared. The farm had no fences or facilities for horses and these items were now the priority. Over the last 32 years, fencing, corrals and sheds have been constructed on a never-ending basis to continually improve conditions for livestock. In addition to horses, the farm has housed beef cattle, sheep, dairy goats, angora goats and occasionally a hog. The shearing of the sheep would be carried out by Cliff while Cori would wash, pick, card and spin the wool and mohair. She was able to turn the spun wool and mohair into amazing crafts. She would also turn milk from the goats and jersey cows into cheese and butter to sell at the farm. From the felted wool came creative stuffed animals that sold on the tourist circuit in Banff and Jasper.

### Cori and Family

Cori graduated from the Tailoring and Dressmaking program at NAIT and then took advanced classes in pattern drafting. She started her own company, Sensational Seams and designed and sewed hundreds of bridal gowns, bridesmaid gowns and graduation dresses. Men's suits as well as costumes for the Citadel Theatre and the Edmonton Ballet were other areas of accomplishment.

The first child was Emmott, born in 1989. He was followed by Devin in 1994. Emmott inherited the

athletic gene and participated in the Provincial Championships in wrestling, cross country and 3,000 meters in track. He also played soccer. In 2007 he was named Male Athlete of the Year at R. F. Staples High School in Westlock, subsequently being recruited by Grant MacEwen University for their cross-country team. He also studied engineering at NAIT and the University of Alberta. After working for engineering firms in Edmonton, he has taken a position with the MD of Greenview in Valleyview. This is where you will find him today.

Devin is a natural in agriculture and appears capable of taking over the farm. He has great interest in the draft horses and other livestock. Farm equipment in terms of operation and repair is an area of strength. He was active in 4-H and took part in regional competitions in speech-making. He has completed the gunsmithing program at NAIT and is an expert on all forms of firearms. Just recently he has exhibited the Shire horses at the Calgary Stampede and like shows in Olds, Vermilion, and Red Deer. He has worked in road building and operates a wide range of heavy equipment.

Cliff participated in the boys' education by taking a leadership role in 4-H. Devin trained and exhibited two Shire fillies through a four year program. Coaching Emmott in Jr. High basketball and serving as his track coach in High School was fulfilling for Cliff. He and Cori never missed a sporting event when the boys were competing. Both youngsters were keen students of politics and world affairs and both participated in the model U.N parliament at the U of A while in high school.

In 2005, Cori passed away, after suffering from cancer for several years. She had remained amazingly strong and positive, to the extent that most friends and family never knew how ill she was throughout. Cliff mentions that we hear of the bravery of Navy Seals but to him Cori is both hero and inspiration.

Any success in a person's career is achieved through honest hard work. But a career has little meaning if it is not balanced with good family and personal life. As Cliff's career advanced he developed a "family first" philosophy. Good quality work and meeting deadlines are critical for career success but not as important as family. As a manager he found it necessary to permit employees some flexibility to deal with family priorities – the result being an extraordinary effort from those employees to meet work demands.



Cliff always started his work day early. It is his advice that you not work late, but work early; and never allow a fast-paced career to become all-consuming. The real priority is “family first”. Always be in a good mood when you get home – work stays at work.

#### Twilight

In what he describes as the “twilight” of his career he enjoys, as any philanthropist would, “giving back”. There are several ways to do this but mentoring young engineers and technologists is an endeavour which gives great pleasure and purpose. Many young people are eager to learn “how” to do something so they can advance their careers. Cliff believes in the paramount importance of “why” over “how”. Many people who have mastered the “how” concept spend their lives working for people who have mastered the “why” concept. When a young person approaches him with a difficult problem he will be immediately asked why this task is being attempted. With the analysis of “why” the best “how” options will quite often quickly appear in their minds. The objectives reveal the path.

Besides his horses, Cliff, like all successful men (with the possible exception of Donald Trump) is a life-long reader. He is a big fan of self-improvement books e.g. The One Minute Manager series by Ken Blanchard (catch your employees doing something right and praise them for it). Blanchard also teamed up with Bob Oncken to author The One Minute Manager meets the Monkey (a cure for managers who get overwhelmed with workload). His reading also takes on a much wider scope viz. Martin Luther King and Winston Churchill who have received thorough examination. He once recommended Unconscious Civilization by John Ralston Saul to one of his old teachers. Needless to say the teacher had his eyes opened. Harvey Penick is quoted with: “We are often misjudged by our superiors but never by our subordinates”. For a small book try The Precious Present by Spencer Johnson. For a movie, it's Mr. Holland's Opus.

Although addicted to golf, Cliff has rarely had time to play but he has a lifelong interest in world history, architecture, classic cars, wood working and home renovations. He also maintains a small collection of WW2 memorabilia.

We can all agree that hard work, and, in this case, a healthy dose of practical farmer thinking, can lead to unbelievable achievement and success.

Although it was not Cliff who said “Give a man a fish and you give him a meal, but teach him to fish and you get rid of him for the whole weekend”, he does wish to leave a bit of good advice: “A procrastinator is someone who won't take now for an answer”.



Top - Bottom: Cliff Kelsey, Cliff with his sons, Devin & Emmott, Devin & the Shire horses.

# Kathleen Ferraz Update

January 14th, 2019 From R.L Dakin

It has been one week since Kathleen's car was found on the meridian by local RCMP. Family members began searching for her as soon as police advised she was not located near her car. Approximately 12 hours later, on MON-JAN-07-2019, this group was started. It quickly grew from one person to the current total of 6561 members. I expect it will continue to grow.

We quickly created a poster to be circulated and began urging local members to check their own properties and any dash, trail, or security camera footage in their possession. I also had the good fortune of connecting with some folks who had been part of another search effort I was involved in, that of Ryan Shtuka's. We quickly pulled an admin team together that has worked together flawlessly.

The following morning on TUE-JAN-08-2019, one of our admins, Tamara McDade made arrangements with the River of Hope church to open up a Command Centre. Ms. Heather Shtuka came in that afternoon to share her hard-won knowledge to assist us in setting up a Command Centre for Kathleen, for which we are immensely grateful. What Tamara and her team were able to learn in hours were lessons the Shtuka's learned over the course of days and weeks. Incredibly, Tammy Neron and Kate Sinclair from the Free Bird Project also walked through the doors of the Command Centre that same day and offered their own expertise and technical knowledge.

Other people continued to flow through the doors of the command centre to bring food, equipment, hugs, heartfelt encouragement. 171 of them piled on mitts, boots and parkas to take part in the ground search for Kathleen. Incredible friendships and community camaraderie (on and offline) were forged as a result.

Today, the team met with Kathleen's family prior to the candlelight vigil and made the decision to close the doors of the Command Centre. Not because we're done, not because we've given up, but because it had been created to meet a specific purpose and that purpose has been met.

The ground searches through the local area were intended to address the possibility that Kathleen might have wandered away from her car that night. There remain a few small areas within the town itself that need to be checked which we hope can be addressed tomorrow (MON-JAN-14).

Scheduled ground searches will still be taking place and organized through this group. Andrew remains as the search coordinator but we have brought in a new member to work with him (Avri Louise Finlay), along with Trae to coordinate and organize future searches.

So, going forward, the Command Centre will no longer be functioning. It may be pressed back into service at some future point.

Please watch this group for the announcement of future searches. If you have any questions, please PM Avri Louise Finlay or Trae Lynne Thurston for assistance.

If you have specialized equipment or skills (i.e., drones, trained search dogs, etc.) please contact Andrew LeMoine directly via PM. And do remember that a search for a missing person is multi-faceted; ground searches are only ONE form of searching. We'll be continuing to expand the search in other areas and will appreciate whatever assistance members can provide.

Thank you.

---

**WHAT TO DO IF YOU RECOGNIZE A MISSING PERSON** If you believe you saw and/or recognize someone who is listed as a missing person, the most important action that you can take is to contact police. Any details that you recall are important and may be useful.

**IMPORTANCE OF INFORMATION** Sometimes people believe that the information they have about a missing person is too small to be important. Others may believe that the information they have is already known to police. The only way to be sure that police have the information is to share it with them. The police may be able to use what you think is a minor bit of information to help further their investigation. Sometimes information that seems irrelevant makes sense when it is added to the facts of the case the police already have.

**WAYS TO SUBMIT INFORMATION OR TIPS** Contact the police agency handling the investigation or your local police. To submit the information anonymously, contact Crime Stoppers at 1-800-222-TIPS or 1-800-222-8477.

**IF YOU RECOGNIZE YOURSELF AS A MISSING PERSON** Adults who disappear voluntarily have not committed a criminal offence. Going missing is not a crime. If you are identified as a missing person in the news, or any public forum, it means that someone is looking for you. You may decide to contact a family member or close friend to let her/him know that you are okay. Another option that is open to you is to contact the police and explain that you have seen a missing person poster of yourself. The police will arrange to meet with you so that they can verify your identity. It is also important for you to let police know what your wishes are about sharing your contact information with family and friends. Police will follow your wishes for privacy if you request it.

Only after police have confirmed your identity will the missing person file be closed.

**REASONS TO CONTACT POLICE IF YOU ARE A MISSING PERSON** Being the subject of an open missing person file can cause potential problems for you. For example, it could prevent you from travelling outside of Canada, or cause problems in obtaining certain types of identification such as a passport. More importantly, closing the file will help you to live your life as you choose.



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# MISSING: KATHLEEN FERRAZ

Devon, Alberta, Canada

Kathleen Ferraz was last seen by family members in the late evening hours of SUN-JAN-06-2019. A short time later her car was located near the bridge in Devon, Alberta; the keys were in the ignition and the car was still running but Kathleen was nowhere to be seen. An extensive ground search was carried out over several days but Kathleen was not found. It is possible she may have traveled to another community or city in the area.

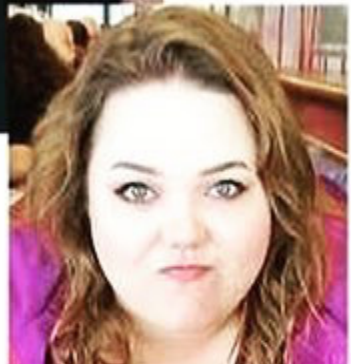
Kathleen is 25 years old with Hazel-Green eyes and short brown hair that may be reddish or blondish in tone. She is 5'5" tall and approximately 240 lbs. She is believed to have been wearing the fur-trimmed parka shown in the image on the upper right when she went missing.

If you have any information related to Kathleen's disappearance please contact:

DEVON RCMP at 780-987-3413 or  
CRIME STOPPERS at 1-800-222-TIPS.

Facebook Group: MISSING: KATHLEEN FERRAZ

#bringkathleenhome



# Haymaker Centre Schedule February 2019

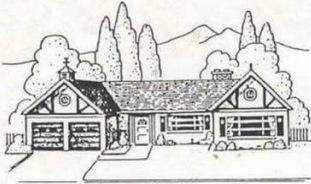
Sun	Mon	Tue	Wed	Thu	Fri	Sat
<b>27</b>	<b>28</b> <u>9 am - 9 pm</u> <u>Public</u> <u>Riding</u>	<b>29</b> <u>6:30 pm - 9 pm</u> <u>Private(Darcy)</u>	<b>30</b> <u>6 pm - 11 pm</u> <u>Public</u> <u>Riding</u>	<b>31</b> <u>10 am - 12 pm</u> <u>Private(Janet)</u>  <u>7 pm - 9 pm</u> <u>Private(Terry)</u>	<b>February 1</b> <u>4:30 pm - 6:30 pm</u> <u>Private(Johnie &amp; Danny)</u>  <u>7 pm - 9 pm</u> <u>Private(Jimmy)</u>	<b>2</b> <u>11 am - 5 pm</u> <u>Thorsby</u> <u>Gymkhana</u> <u>Club</u>  <u>6 pm - 9 pm</u> <u>Rough Stock</u> <u>Practice 6-9pm</u>
<b>3</b> <u>10:30 am - 4:30 pm</u> <u>ABRA - Double Header</u>	<b>4</b> <u>9 am - 9 pm</u> <u>Public</u> <u>Riding</u>	<b>5</b> <u>6:30 pm - 9 pm</u> <u>Private(Darcy)</u>	<b>6</b> <u>6 pm - 11 pm</u> <u>Public</u> <u>Riding</u>	<b>7</b> <u>7 pm - 9 pm</u> <u>Private(Terry)</u>	<b>8</b> <u>4:30 pm - 6:30 pm</u> <u>Private(Johnie &amp; Danny)</u>  <u>7 pm - 9 pm</u> <u>Private(Jimmy)</u>	<b>9</b> <u>12 pm - 3 pm</u> <u>Private(Shelby)</u>
<b>10</b>	<b>11</b> <u>9 am - 9 pm</u> <u>Public</u> <u>Riding</u>	<b>12</b> <u>6:30 pm - 9 pm</u> <u>Private(Darcy)</u>	<b>13</b> <u>6 pm - 11 pm</u> <u>Public</u> <u>Riding</u>	<b>14</b> <u>7 pm - 9 pm</u> <u>Private(Terry)</u>	<b>15</b> <u>4:30 pm - 6:30 pm</u> <u>Private(Johnie &amp; Danny)</u>  <u>7 pm - 9 pm</u> <u>Private(Jimmy)</u>	<b>16</b> <u>11 am - 5 pm</u> <u>Thorsby</u> <u>Gymkhana</u> <u>Club</u>  <u>6 pm - 9 pm</u> <u>Rough Stock</u> <u>Practice 6-9pm</u>
<b>17</b> <u>10:30 am - 4:30 pm</u> <u>ABRA - Double Header</u>	<b>18</b> <u>9 am - 9 pm</u> <u>Public</u> <u>Riding</u>	<b>19</b> <u>6:30 pm - 9 pm</u> <u>Private(Darcy)</u>	<b>20</b> <u>6 pm - 11 pm</u> <u>Public</u> <u>Riding</u>	<b>21</b> <u>7 pm - 9 pm</u> <u>Private(Terry)</u>	<b>22</b> <u>4:30 pm - 6:30 pm</u> <u>Private(Johnie &amp; Danny)</u>  <u>7 pm - 9 pm</u> <u>Private(Jimmy)</u>	<b>23</b> <u>9 am - 3 pm</u> <u>Johnie's</u> <u>Horsemanship</u> <u>Clinic</u>
<b>24</b> <u>11:30 am - 5:30 pm</u> <u>Darcy</u> <u>Powlik</u> <u>Team</u> <u>Roping</u> <u>Jackpot - Start 1pm</u>	<b>25</b> <u>9 am - 9 pm</u> <u>Public</u> <u>Riding</u>	<b>26</b> <u>6:30 pm - 9 pm</u> <u>Private(Darcy)</u>	<b>27</b> <u>6 pm - 11 pm</u> <u>Public</u> <u>Riding</u>	<b>28</b> <u>7 pm - 9 pm</u> <u>Private(Terry)</u>	<b>1</b> <u>4:30 pm - 6:30 pm</u> <u>Private(Johnie &amp; Danny)</u>  <u>7 pm - 9 pm</u> <u>Private(Jimmy)</u>	<b>2</b> <u>Thorsby</u> <u>College Rodeo</u>



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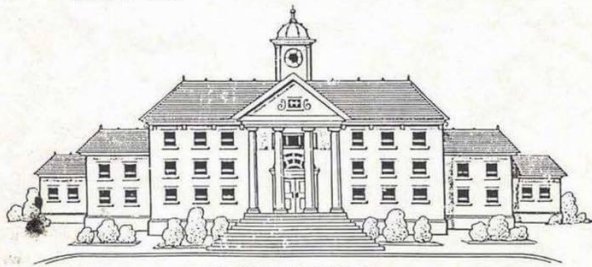
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E3426867  
E4060919  
SOLD  
E4058811  
E3427259  
E4049710  
E4057189  
E4079363  
E4809886  
E4058806  
SOLD

**DID YOU KNOW . . .**

the world's population went from 3 billion to 7 billion in 50 years?





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**RE/MAX**® Real Estate  
Independently Owned and Operated

**WARBURG MOBILE**

1995 Modular in Mobile Home Park. Open concept. 3 bed 2 bath. No carpet! 12x16 deck and garden shed. Lot rent \$200/mth with option for a larger yard. New siding, shingles. E4134298 \$65,000



**THORSBY**

Beautiful home, renovated kitchen, bathrooms, vinyl windows, hardwood floors, finished basement. Beautiful landscaping, covered deck, gazebo and hot tub! Garage is oversized. E4098322 REDUCED! \$250,000



**1 SOLD!**



No Condo fees! Own your new 3 bedroom, 1 and a half bath with attached garage. Spacious master with double closets. Main floor boasts open floor plan, well planned kitchen with access to deck and fenced backyard. Great for families and pets with back alley access. Very close to parks and new schools. Calmar is a great community and only 10 minutes from Leduc and airport. Starting at ~~\$240,000~~ REDUCED \$225,000

**WARBURG**

Backing park, addition, deck, garage. E4039942 ~~\$140,000~~ \$130,000 REDUCED \$120,000



**WINFIELD**

Renovated 4 bedrooms, 1.5 bathrooms, gas fireplace, patio doors off master. Attached garage. Large 0.33 acre lot surrounded by mature trees. Newer metal siding. E4125884 ~~\$120,000~~ REDUCED \$100,000



**SOLD!**

**OWNED LOT**

2009 modular, 3 bed, 2 bath, paved driveway E4042452 REDUCED ~~\$180,000~~ \$165,000



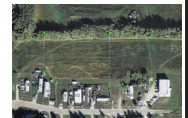
**WARBURG**

Own the lot, many upgrades, 2 bed, 1 bath, open concept, 2 sheds, apple tree. E4011044 \$99,000



**3 ACRES IN WARBURG**

Zoned Direct Control. Great for greenhouse or warehouse type business. ~~\$65,000~~ REDUCED \$45,000



**CALMAR LOT**

46x113' mature lot across from Community Centre. Approved for duplex. Zoned R2 E4120815 \$59,900



**CALMAR LARGE LOTS**

Zoned multi-family residential 170x274ft. \$225,000; 74x150ft. 175,000

**THORSBY LOT**

60x110' lot backing green space. \$29,900



**LAND by BRETON**

Mixed pasture and treed. Lease revenue. 60 Acres \$160,000 E4135308 80 Acres \$250,000 E4135314 Creek and dugout on SE corner.



**WARBURG VACANT LOTS**

Residential Lot 12 \$24,000 / Lots 23-25 Your choice \$45,000 Commercial Lots 19 & 20 - \$27,000 ea. Pie Lot in Crescent \$35,000 60' x 125' Lot - \$27,500 Pie Lot In Cul de sac \$35,000



**MOBILE IN WARBURG**

2007 20' wide modular, 3 bedrooms, 2 bath, vaulted ceilings, covered deck and 2nd sunny deck, gardens, shed, gas BBQ hook up, fenced. Parking for 3. \$200/month lot rent! E4129096 \$119,000



**SUNDANCE BEACH**

Beautiful lake view w/ lake access! 3 bed., 2.5 bath. vaulted ceiling, in floor heating, dbl. attached garage, barn. E4089158 ~~\$395,000~~ \$375,000 REDUCED! \$365,000



**WARBURG**

Well cared for. Wood burning fireplace, parquet wood floors. 2 bed, 2 baths. Main floor laundry. Many upgrades including kitchen cabinets, bathrooms, shingles, siding, some windows, water tank, patio stone sidewalks. Optional lot next door with double garage (additional \$35,000). E4135901 \$110,000



**THORSBY**

Renovated bungalow, 3+1 bedrooms, 2.5 bath, oversized heated garage, fenced, RV storage. E4119120 \$279,900



**PRIVATE ACREAGE**

1250 sq.ft. bungalow, 3+1 beds plus bonus room, 2.5 baths. Large deck with wheelchair access. double garage E4092050 ~~\$350,000~~ REDUCED \$310,000



**NEW!**

**WARBURG MOBILE**

Spacious 20x76 ft. home on a double lot. Open concept, HUGE living room. 3 bed, 2 bath. 14x20' work shed. Enormous 51x12' maintenance free deck. CENTRAL AIR CONDITIONING! Large fenced yard with room for a garage. Lot rent \$280/month. E4140865 \$125,000



**WARBURG**

Bungalow with finished basement, 24x24 dbl. garage. 3 bed, 2 bath, upgrades - siding, vinyl windows, aluminum shingles, doors, boiler system, sec.sys., appliances and bathroom. E4114690 \$225,000



**SOLD!**

Private 1/4 with 3 bed. mobile. Great location -no exit road. About 50% treed, remainder with small hay crop, pasture, fences and corrals for horses. Ravine, yardsite has heated garage, newer well. Chicken coop includes chickens if you wish! Annual oil revenue. E4112901 \$399,000



**BRETON FARM**

**15 ACRES by BRETON**

2014 modular, open concept, vaulted ceilings. Great floor plan with bedrooms at opposite ends. 8x32' East facing deck. 30x30 shop. Hay revenue. E4135242 \$299,900



**CLOSE TO DRAYTON VALLEY**

55 acres with upgraded home, private trees, pasture, hay field, pole shelter. 4 bedrooms, 2 Bathrooms, finished basement, vaulted ceiling, second kitchen, Oil lease revenue. E4138711 \$349,900



**NEW!**