

# SURFACE MATERIAL LEASE (SML) GRAVEL PIT WITH EQUIPMENT

FEATURING AN OPTIONAL SECOND  
NEARBY SML FOR STAGING AND  
STORAGE PURPOSES

 [DRONE VIDEO](#)

FOR SALE

Woodlands County, AB

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November 7, 2024

# THE OPPORTUNITY

- Cushman & Wakefield Edmonton is pleased to present the opportunity to acquire approved Surface Material Lease (SML) for a newly stripped 43.98 acre gravel pit, estimated to contain 2,000,000 to 4,000,000 tons of material. The pit is conveniently located 16.7 km west of Whitecourt, Alberta, within Woodlands County along highway 43 and includes a high quality haul road.
- A second optional SML which is 24.4 acre gravel pit located just 1.5 km west of Whitecourt currently utilized for staging and storage.
- A vast range of equipment and extensive inventory of materials ready to support upcoming projects



- 1 - Newly stripped pit (43.98 acres)
- 2 - Additional Pit (24.4 acres)
- 3 - Whitecourt, Alberta

# APPROVED SML NEWLY STRIPPED GRAVEL PIT

## PROPERTY DETAILS



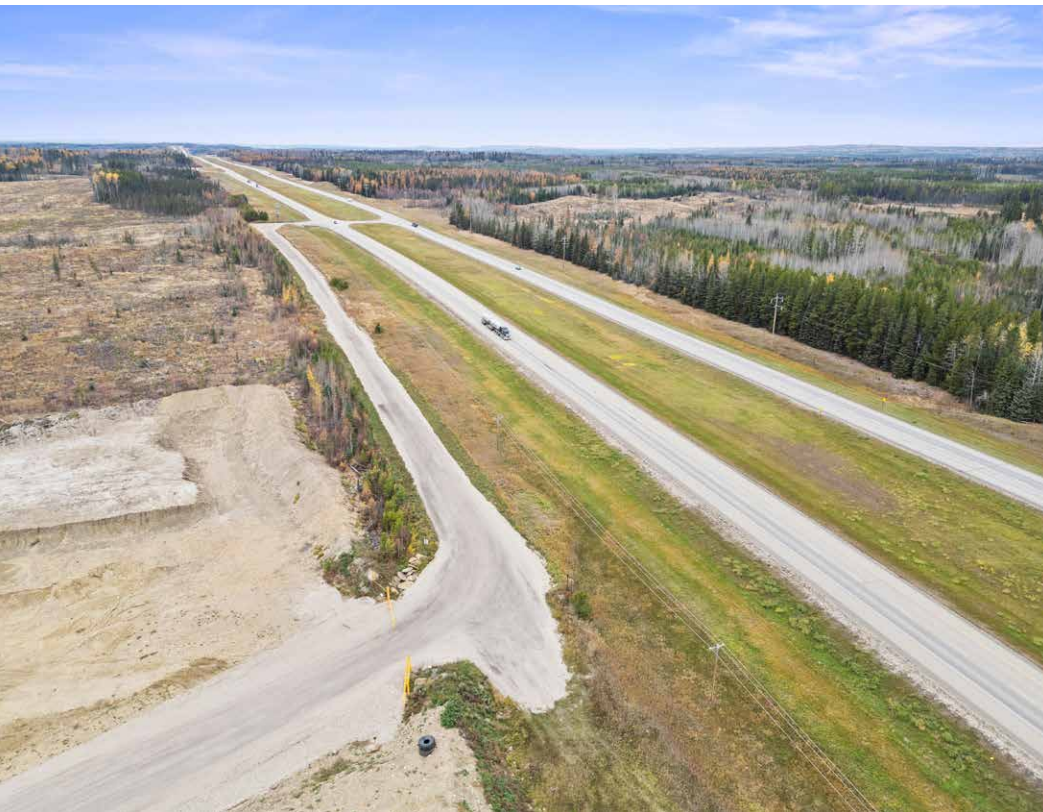
**SIZE:**  
43.95 Acres

**LOCATION:**  
16.7 km west of Whitecourt, Alberta, within  
Woodlands County

**LEGAL ADDRESS:**  
Southeast  $\frac{1}{4}$ , Section 21 of Township 60, Range  
13, West of the 4th Meridian

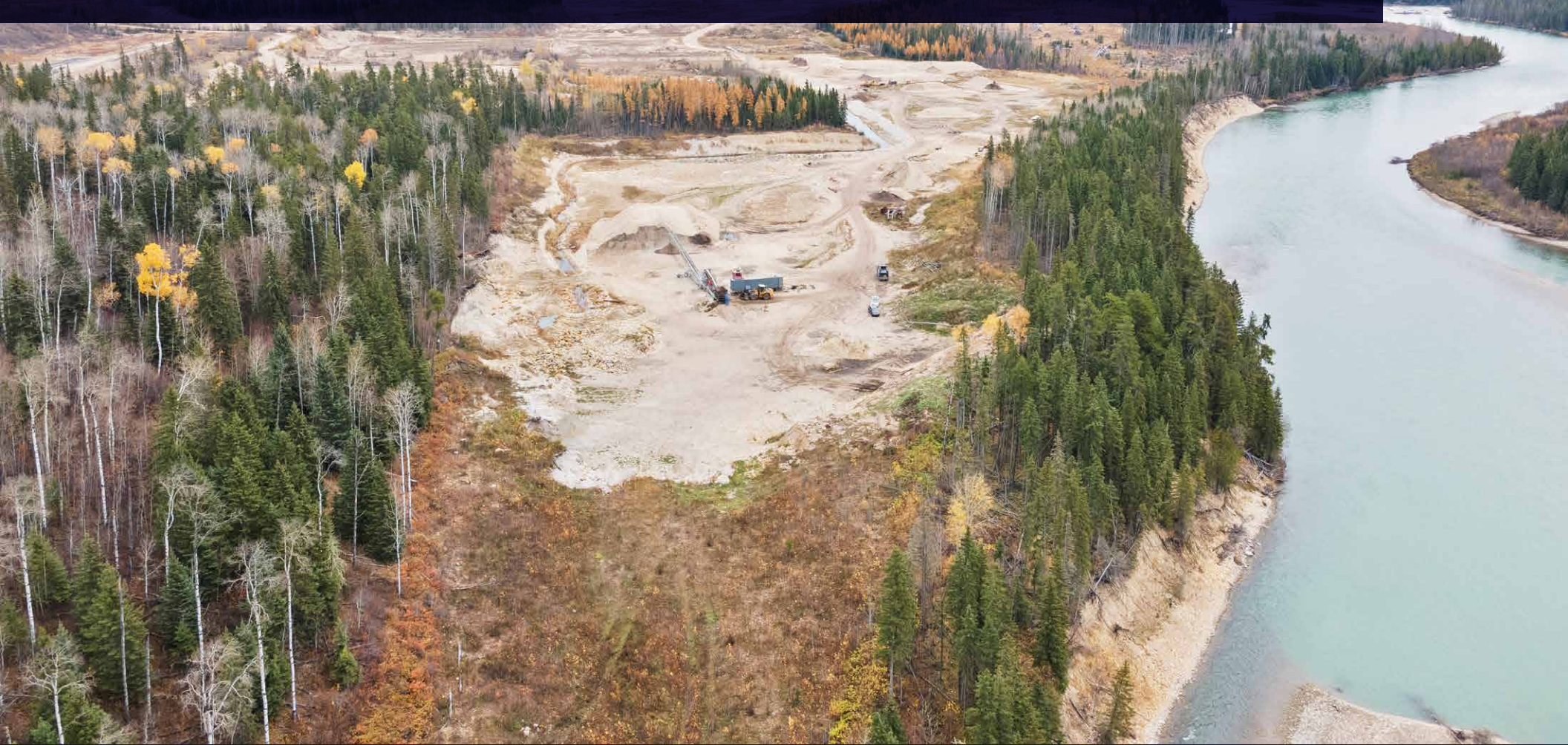
**ADDITIONAL FEATURES:**  
Fully functioning access road

# APPROVED SML NEWLY STRIPPED GRAVEL PIT



# ADDITIONAL SML GRAVEL PIT FOR STORAGE AND STAGING

## PROPERTY DETAILS



**SIZE:**  
24.4 Acres

**ADDITIONAL FEATURES:**  
Fully functioning access road

**LOCATION:**

- 1.5 km west of Whitecourt, Alberta, within Woodlands County
- South  $\frac{1}{2}$ , Section 7 of Township 60, Range 12, West of the 5th Meridian
- Ideal for storage and staging



## EQUIPMENT LIST

- 2011 Sandvik 430 Crusher (On Closed Circuit Unit)  
- Recently rebuilt feeder and new belts on all belt Crusher
- Fruehauf 48 ft. Tower Control Van and Power
- 2006 John Deere 744J Wheel Loader (Scale)
- 2015 John Deere 744K Series II Wheel Loader
- 2003 Dressta 530E Wheel Loader (Scale)
- Fuel Tank (4500L with pump)
- 2005 Warrie Power 1800 Screener Plant
- Power Screener Conveyor
- LinkBelt 290XL2 Excavator
- Champion Grader
- Grizzly Loader Tires (Brand New, 26.5 - 25)
- Work Shed
- Freightliner Gravel Truck (Body Job, 12.5 Tonnes)
- Tools, Welder, Air Compressor, Wrenches, etc.
- Nissan Titan Pickup Truck (with Tidy Tank)
- 2.13 Progress Solar Solutions SLT1200 Solar S/A Light Tower
- Crusher Tools (Belting, Screens, Liner, Submersible Pump, Hydraulics)
- CAN TORQUE Hydraulic Torque Wrench Hand Tools
- 1994 CLEMRO BUZZER Skid-Mounted Screen
- 2009 CLEMRO 4X8-2DECK Skid Mounted Wet/Dry Screening Plant
- 36 in x 20 ft Stationary Transfer Conveyor
- Dresser dozer Dresser TD25 with ripper

# INVENTORY LIST

- Material available (Estimated 2,000,000 to 4,000,000 tons of pit run)
- Processed rock inventory (currently estimated at 750,000 tons) is comprised of the following:
  - 2" Crush
  - 1 1/2" Crush
  - 3/4" Crush
  - 2 3/4" Crush
  - 1" Crush
  - 1" Crushed Screen
  - 1/4" Slotted Crushed Screen
  - 3/4" Crushed Screen
  - 1/2" MF
  - 6-18" Gabion Rock
  - 1/2"-2" Screened Round
  - 1/2" Crushed Screen
  - Pit Run
- Sand/Clay (Estimated 1,000,000 tons)
  - Fill Sand
  - Medium dense clay



# PROPERTY DETAILS



## LOCATION:

Woodlands County

## SURFACE MATERIAL LEASES:

- Approved SML Newly Stripped Gravel Pit: Southeast  $\frac{1}{2}$ , Section 21 of Township 60, Range 13, West of the 4th Meridian (43.98 Acres)
- Additional SML Storage and Staging Site: South  $\frac{1}{2}$ , Section 21, 7 of Township 60, Range 12, West of the 5th Meridian (24.4 Acres)

## GRAVEL:

Estimated material ranges from 2,000,000 to 4,000,000 tons, with an existing inventory of 750,000 tons.

## WATER LICENSE AND FLEXIBILITY:

A water license is secured, providing the opportunity to establish a wash plant. Additionally, there are no restrictions on operations enabling continuous activity.

## POSSESSION

Negotiable

## ASKING PRICE:

\$6,975,000