

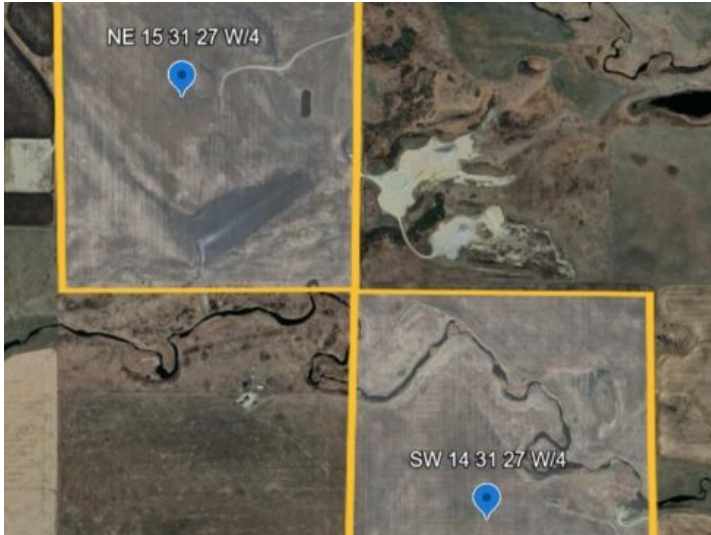


GRASSROOTS
REALTY GROUP

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NE 15 31 27 W4
Rural Mountain View County, Alberta

MLS # A2250178



\$1,642,500

Division: NONE

Lot Size: 136.44 Acres

Lot Feat: -

By Town: Didsbury

LLD: 15-31-27-W4

Zoning: 1

Water: Other, See Remarks

Sewer: -

Utilities: -

LOOKING FOR A LARGE BLOCK OF LAND? 1/2 section that must sell together with an optional 1/4 section adjoining which could provide a total of 448 acres of mostly cultivated soil. PARCEL 1 OF 2 ADJOINING QUARTERS, that must sell together with a combined acreage of 292.57 on the whole half section. A rare opportunity to increase your land holdings with a large block of arable land in the Didsbury/Linden grain belt. Parcel #1 has 136.44 acres. The partially fenced, paved access on Hwy 582 East of the Didsbury overpass. Surface lease annual income of \$2825. Beautiful building sites and a portion of the Lone Pine Creek in one corner. Both parcels have had over \$200,000 worth of earthworks related drainage improvements, utilizing GPS machine control technology providing for more arable land on each parcel. Seller would rent back land if buyer wishes! Whether you are looking for a multi generational opportunity, expanding your holdings or wishing to invest in Alberta's strong agricultural market, make sure to check out these two parcels. Both quarters are situated on paved roads, with easy access to and services to the property line. With a shortage of farmland available in the area, these are highly desirable and productive quarter, especially when paired together. Opportunities like this do not come along often - two adjoining full quarters, improved, accessible, and ready for their next owner. See MLS #A2298299 SW 14-31-27 W4 for the other parcel. Information on the 3rd parcel is available for the asking.