



GRASSROOTS

REALTY GROUP

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**Range Road 224 Township 604
Rural Thorhild County, Alberta**

MLS # A2252824



\$1,600,000

Division: NONE

Lot Size: 308.13 Acres

Lot Feat: -

By Town: Thorhild

LLD: 28-60-22-W4

Zoning: AG

Water: Dugout

Sewer: -

Utilities: -

An excellent opportunity to own a productive half section of farmland currently seeded to wheat in Thorhild County. The NW 28 quarter offers 149.31 acres and includes a machine storage shed (40x80) and a vintage grain storage building (not currently in use). An acreage has been subdivided out of this quarter and is not part of the sale. The SW 28 quarter features 159 acres of continuous farmland. Both quarters are being sold together, providing a combined 308+ acres of adjoining land for farming or investment. Note: This listing is also on the Realtors Association of Edmonton board as E4454740.