



**GRASSROOTS**

REALTY GROUP

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**NE 23-53-13-W4 & SE 23-53-13-W4**  
**Rural Two Hills No. 21, County of, Alberta**

**MLS # A2270644**



**\$1,450,000**

**Division:** NONE

**Lot Size:** 310.15 Acres

**Lot Feat:** -

**By Town:** Lavoy

**LLD:** 23-53-13-W4

**Zoning:** Agriculture

**Water:** None

**Sewer:** -

**Utilities:** -

-Productive Agricultural Land with exciting potential for landowner to also privately enjoy recreational activities like Hunting & Camping. Half Section with total 310.15 acres of which approx. 230 acres is cultivated and has been carefully farmed in rotation to produce above avg. cereal and oilseed crops. Balance of 80 acres has roughly 10 acres that could also be broke, and the balance is partially treed native pasture that touches a waterbody. These two Qtrs (NE23 & SE23) are only 1.5 mile West off Hwy 36 on Twp Rd 534, and accessed via 2 separate approaches on this road. Recent crop rotation was Wheat in '23, Barley in '24 and Canola in '25, while 2026 is Buyer's Choice! Cultivated land is ready to use; Question is could you use More Acres? Worth discussing, make the call.