



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**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 on the east side and north Township Road. 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, therefore, 2 potential building sites. Recent crop rotation was Wheat in '23, Barley in '24 and Canola in '25 and 2026 is seeded to Barley. Cultivated land is in production. Question is, could you use More Acres or a Land Investment? Worth discussing, so make the call Today!