



**GRASSROOTS**

REALTY GROUP

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**Highway 564 & Range Road 243  
Rural Wheatland County, Alberta**

**MLS # A2271036**



**\$3,220,000**

**Division:** NONE

**Lot Size:** 430.24 Acres

**Lot Feat:** -

**By Town:** Nightingale

**LLD:** 21-25-24-W4

**Zoning:** AG

**Water:** None

**Sewer:** -

**Utilities:** -

FIRST TIME ON THE MARKET SINCE 1917!! 430.24 ACRES +/- of agricultural land in ONE BLOCK. This is becoming a rare commodity being this close to the big city and featuring both direct Highway and Range Road access. 30 acres of WID irrigation rights (NW21) are included. Immediately adjacent to the irrigation canal along the east side of the land. Areas of the lands could be cropped and were cropped by earlier generations of the family (currently in pasture). Please take a drive to the lands - spend some time along Range Road 243 (east side of the lands) and soak in the spectacular and expansive views to the west and southwest. The land is located just 10 minutes north and east of Strathmore and 25 minutes from the future De Havilland Field on the TransCanada Highway west of Strathmore. A straight 26 min. drive (on pavement) from Stoney Trail along Country Hills Boulevard (HWY 564). The total block of 430.24 acres +/- is being offered for sale but the Seller may give consideration to bona fide offers on portions thereof: possibilities of 82.49 acres +/- or 135.34 acres +/- or 212.41 acres +/- . PLEASE NOTE: Property outlines in the photos are for illustration purposes and not intended to pinpoint exact property lines. Surface lease revenue of \$5,530 per annum.