



GRASSROOTS

REALTY GROUP

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Range Road 262
Rural Wheatland County, Alberta

MLS # A2276313



\$1,100,000

Division: NONE

Lot Size: 123.00 Acres

Lot Feat: -

By Town: Lyalta

LLD: 10-25-26-W4

Zoning: AG

Water: See Remarks, Well

Sewer: -

Utilities: -

Exceptional opportunity to acquire 123 +/- acres of prime agricultural land in Wheatland County, ideally located near Lyalta. This well-situated parcel is bordered directly by the Western Irrigation District (WID) canal, offering excellent irrigation potential. A current water report is available, providing valuable due diligence for agricultural or long-term land investment buyers. The land features open, productive acreage with strong access and proximity to major transportation routes, making it suitable for a variety of agricultural uses. Rare offering in a highly sought-after farming area with dependable water infrastructure.