



GRASSROOTS

REALTY GROUP

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993051 Range Road 202
Rural Northern Lights, County of, Alberta

MLS # A2293682



\$1,300,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	637.00 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Manning
Basement:	-	LLD:	23-99-20-W5
Exterior:	-	Zoning:	A
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Cow, Hay, Sheep

THIS PROPERTY IS BEING SOLD BY TEAM AUCTIONS THROUGH A PUBLIC AUCTION MAY 26TH TO 28TH, 2026. PRICE IS NOT A REFLECTION OF WHAT THE PROPERTY MAY SELL FOR, IS NOT THE ACTUAL LIST PRICE AND IS MERELY A POSTING. THE PROPERTY IS BEING SOLD AS IS , WHERE IS AND ALL POTENTIAL BUYERS TO VERIFY ALL PROPERTY DETAILS TO THEIR SATISFACTION INCLUDING BUT NOT LIMITED TO ZONING, PERMITTED USES, SET BACK RULES, TAXES, ETC. TO BID, REGISTER WITH TEAM AUCTIONS. This is a rare opportunity to own four quarter sections of farmland in the heart of the North. Offering an excellent balance of cleared and partially cleared land, this property is well suited for hay production, pasture, or further development into productive cropland. Whether you're looking to raise livestock or expand your agricultural operation, the possibilities here are endless. The current owner has successfully run both cattle and sheep on the property, demonstrating its strong potential for livestock farming. At the center of the property sits a comfortable 1,395 sq. ft. bungalow featuring 5 bedrooms and 2 bathrooms — an ideal home for a growing family or anyone seeking the peace and space of rural living. A large barn/shop provides ample room for equipment storage, livestock, or future farm expansion. Surrounded by scenic forest edges and sweeping views of the countryside, this property offers privacy, space, and the opportunity to build the farming lifestyle you've been dreaming of. Bring your vision and make it your own — your farming future begins here.