



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**Hwy 20**  
**Rural Wetaskiwin No. 10, County of, Alberta**

**MLS # A2297171**



**\$699,900**

**Division:** NONE

**Lot Size:** 131.28 Acres

**Lot Feat:** -

**By Town:** Winfield

**LLD:** 4-46-3-W5

**Zoning:** AG

**Water:** Well

**Sewer:** -

**Utilities:** Electricity Paid For, Water

Discover the perfect balance of productivity, accessibility, and long-term investment potential with this exceptional 131-acre agricultural property ideally located just minutes from Winfield with direct access off Highway 20. This well-positioned parcel offers approximately 100 acres that was hayed previous season, making it an excellent opportunity for those looking to step into a ready-to-go operation or expand an existing agricultural portfolio. With the growing season ahead, this property is prepped and ready for 2026. The land features gently rolling topography with open, workable acres complemented by natural areas, providing both practical agricultural use and attractive rural scenery. Infrastructure is already in place with power and a well on site, adding convenience and reducing upfront development costs. In addition, the property generates \$8,098 annually in power line revenue, offering a built-in income stream that enhances overall return on investment. Its highway frontage and easy access make this property especially appealing for both operational efficiency and future development considerations.