



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

ON Range Road 272
Rural Lacombe County, Alberta

MLS # A2297457



\$1,225,000

Division: NONE

Lot Size: 140.92 Acres

Lot Feat: -

By Town: Blackfalds

LLD: 2-40-27-W4

Zoning: AG

Water: None

Sewer: -

Utilities: -

This 140 +/- acre parcel of bare land is within 1 mile of Blackfalds and 4 miles south of Lacombe. While the property is currently zoned Agricultural (Ag), it holds significant future potential as it lies within the Highway 2A Urban Corridor Area Structure Plan. Under this plan, the proposed new zoning is General Commercial, offering a strategic advantage for those looking toward long-term development or commercial use. The property offers a versatile opportunity for agricultural expansion or long-term investment. The property includes approximately 55 acres of productive cropland currently in use and roughly 63 acres of established pasture, making it well-suited for a mix of grain and livestock operations. Approximately 50 +/- acres identified as potentially improvable, providing a unique chance to increase the future productivity and value of the land. The Seller has been approved for a 4 acre first parcel out homestead, which is not included in this sale and expected to be completed in the next few months. There is a crop lease in place till the end of 2026, and a sale may be completed in the fall of 2026. Prospective buyers should also note that a small 3 +/- acre portion of the land is fragmented across the highway. Due to its size and location, this specific parcel does not allow for a building site. Whether you are looking to grow your existing land base or secure a diverse holding with future commercial prospects, this property provides a solid foundation with immediate utility and exceptional growth potential.