



on RR 164
Vauxhall, Alberta

MLS # A2297815

\$1,250,000



Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: 70.45 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: -

Basement: -

LLD: 9-13-16-W4

Exterior: -

Zoning: Ag

Foundation: -

Utilities: -

Features: -

Major Use: Alfalfa, Barley, Beans, Canola, Corn, Flax, Hay, Hobby Farm, Land Only, Sunflower, Vegetable, Wheat

Here it is! - 70.45 acres total currently in timothy with all fertilizer applied for an 8 ton/acre crop. - 46.4 acres of permanent BRID water rights - 1984 Reinke pivot with electric pump & Ag-sense control - 2 - 18,000bu Darmani aeration bins with Bin-sense temperature & moisture monitoring Overall a good quality irrigated parcel in an excellent location suitable for a variety of uses