



**GRASSROOTS**

REALTY GROUP

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**SW 14 31 27 W4**  
**Rural Mountain View County, Alberta**

**MLS # A2298299**



**\$1,642,500**

**Division:** NONE

**Lot Size:** 156.13 Acres

**Lot Feat:** -

**By Town:** Didsbury

**LLD:** 14-31-27-W4

**Zoning:** 1

**Water:** Other

**Sewer:** -

**Utilities:** -

PARCEL #2 156.13 ACRES OF A POSSIBLE 448 ACRES! One of a large block of land, mostly cultivated. 2nd quarter section MLS# A2250178 must sell with this one. An optional 3rd quarter in the same block is also available. Details are available even though it is not currently on the market. Located in the Didsbury/Linden grain belt with the Lone Pine Creek meandering through the quarter creating beautiful building sites. Services at the road and paved access. Save on costs with these 2 parcels being together! Both quarters have benefited from over \$200,000 worth of earthworks related drainage improvements utilizing modern GPS machine control technology. Seller will rent land if buyer desires! Both quarters are situated on paved roads with easy access right at the property line. With a shortage of farmland available in the area, these are highly desirable and productive quarters, especially when paired together. Opportunities like this do not come along often - two adjoining full quarters, (possibly a third), improved, accessible, and ready for their next owner. A rare opportunity to purchase this many acres together! List price is per parcel.