



GRASSROOTS

REALTY GROUP

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**120 Acres Range Road 281
Rural Rocky View County, Alberta**

MLS # A2304607



\$1,875,000

Division: NONE

Lot Size: 120.01 Acres

Lot Feat: -

By Town: Conrich

LLD: 1-25-28-W4

Zoning: A-GEN

Water: None

Sewer: None

Utilities: None

Here are 120 Acres of farmland that are currently zoned AG-GEN but are strategically and conveniently located for someone with a longer term vision for the area and property. The parcel sits just outside the current Conrich Area Structure Plan Boundary and about 3.5km from the CN Calgary Logistics Park. It is only 5km from Conrich, 6km from Chestermere and 8.5km from Calgary. The property currently has a 36'x48' shop with a concrete floor that is about 10-15 years old and the land is leasing for farming year to year with rotational crops. A treated water line has been laid on the west side of the road while power and gas is on both sides of the property. Access is directly off of Range Road 281. Come and explore for yourself today.