



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**1,085 Acres**  
**Two Hills, Alberta**

**MLS # A2306745**



**\$7,700,000**

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	1085.00 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Two Hills
Basement:	-	LLD:	16-55-13-W4
Exterior:	-	Zoning:	A
Foundation:	-	Utilities:	-
Features:	-		

**Major Use:** Mixed

1,085 Acres of Farmland for sale near Two Hills, Alberta. This property includes 1,085 titled acres in a single contiguous block, with approximately 837 cultivated acres, 117 acres of grass, and 71 acres of trees. The land offers a strong mix of productive cultivated farmland, grassland, shelter/tree areas, and a well-established yard site. The cultivated acres are in a practical block with gently rolling land, good field access, and scenic views throughout the property. The farm has been well set up for a working grain or mixed farm operation, while also offering an attractive country yard site. The property is located in an area known for abundant wildlife and excellent recreational opportunities, including trophy hunting. With a mix of farmland, grass, and treed areas, the land provides strong habitat and a scenic rural setting. The yard includes a 1,500 sq. ft. house heated with natural gas, multiple water wells, a large garden, machine shed, and approximately 64,000 bushels of grain storage. The mature yard has trees, open lawn space, garden areas, and a private setting surrounded by farmland. Located northwest of Two Hills and only 1 mile from pavement, this is a rare large land package in an established agricultural area with excellent access.