



GRASSROOTS
REALTY GROUP

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Township Road 732
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2308852

\$2,959,000



Division: NONE

Lot Size: 591.84 Acres

Lot Feat: -

By Town: Sexsmith

LLD: 3-73-5-W6

Zoning: AG

Water: None

Sewer: -

Utilities: -

Approximately 591.84± total acres of agricultural land selling by UNRESERVED auction on June 16-18th, 2026 in the County of Grande Prairie, Alberta. These four quarter sections will be offered separately, providing buyers the opportunity to purchase individual quarters or multiple parcels to expand an existing farming operation, investment portfolio. This property will be sold by UNRESERVED Auction through Team Auctions with online bidding available. Please note: the listed price is not the final selling price and will be determined through the auction process. Additional auction details, terms, conditions, and bidding information are available on the Team Auctions website. Parcel 1 – SE-15-73-5-W6 148.02± acres featuring a mix of Class 2 and Class 3 soil as per Canada Land Inventory map. This is a nice flat quarter with the majority of the land cultivated, offering productive agricultural use. Located at Township Road 732 and Range Road 52, with only approximately half a mile of gravel road access. 2025 property taxes are \$319. Parcel 2 – NE-8-73-5-W6 143.78± acres consisting predominantly of Class 2 soil as per Canada Land Inventory map. This parcel offers a nice mix of land with approximately 100 cultivated acres, while trees and lowland areas provide recreational appeal, wildlife habitat, and hunting opportunities. Located at the intersection of newly paved Township Road 732 and Range Road 54. Property taxes in 2025 are \$259. Parcel 3 – SW-10-73-5-W6 150.02± acres consisting of Class 2 soil as per Canada Land Inventory map. A nice flat parcel featuring productive cultivated land in a strong agricultural area. Located along the east side of Range Road 53 and a half mile South of paved Township Road 732. Property taxes in 2025 are \$323. Parcel 4 – NW-3-73-5-W6 150.02± acres consisting of Class 2 soil as per Canada Land Inventory map and located along the east side of Range Road 53, approximately half a mile North from paved access at Township road 730. This parcel offers additional agricultural land in a productive farming area. Property taxes in 2025 are \$371. All quarters are located approximately 10-15 minutes NE of the city of Grande Prairie, AB. Grande Prairie is a youthful, fast growing community. Home to a skilled workforce, a diversified economy, and proudly holding the status as the Most Entrepreneurial Community in Canada for three consecutive years. Strong resource markets in agriculture, forestry and oil and gas are the foundation of the strong economy where many energetic, business-minded people are capitalizing on a business climate like no other. Grande Prairie is a place that embraces entrepreneurship, innovation and new ideas.