



**RR 115 TWP RD 554**  
**Rural Two Hills No. 21, County of, Alberta**

**MLS # A2310330**



**\$3,450,000**

|                  |              |               |                 |
|------------------|--------------|---------------|-----------------|
| <b>Division:</b> | NONE         |               |                 |
| <b>Cur. Use:</b> | -            |               |                 |
| <b>Style:</b>    | Bungalow     |               |                 |
| <b>Size:</b>     | 2,258 sq.ft. | <b>Age:</b>   | -               |
| <b>Beds:</b>     | 5            | <b>Baths:</b> | 3 full / 1 half |
| <b>Garage:</b>   | -            |               |                 |
| <b>Lot Size:</b> | 483.00 Acres |               |                 |
| <b>Lot Feat:</b> | -            |               |                 |

|                    |       |                   |   |
|--------------------|-------|-------------------|---|
| <b>Heating:</b>    | -     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | -     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Metal | <b>Near Town:</b> | Two Hills   |
| <b>Basement:</b>   | -     | <b>LLD:</b>       | 20-55-11-W4   |
| <b>Exterior:</b>   | -     | <b>Zoning:</b>    | RS,FR   |
| <b>Foundation:</b> | -     | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Sewer |
| <b>Features:</b>   | -     |                   |   |

**Major Use:** Barley, Beef, Cow, Equestrian, Feed Lot, Goat, Grain, Hobby Farm, Mixed, Mustard seed, Wheat

This exceptional mixed farm opportunity encompasses 483 acres, with ~335 acres currently under cultivation. The property features a well maintained and updated 2,257-square-foot bungalow offering five bedrooms, 3.5 bathrooms, and spacious open living areas. The farm is also equipped with an in-floor heated workshop and attached equipment storage building measuring 40 by 100 feet, plus a large 42 by 72 foot Quonset. Additionally, there are two aeration bins on concrete with unload auger and bin sweep attachments, as well as five hopper bottom bins with a capacity of 4,900 bushels each. Assortment of small sheds serve as Chicken Coop, Pumphouse, Garden Shed and Storage. At the heart of the 3 Qtrs, this Farm Yard is well positioned and has great road access. Beyond the cultivated land & yard, there is some remaining potential grazing areas that open up the opportunity to raising livestock. For those looking to expand their farming operations or relocate, an additional 7-8 quarters of land are available for purchase in this area, but ideally this package must sell with it. Want further details? Simply inquire, or have your Realtor reach out. Cultivated Land is rented for the 2026 Crop Year, however quick possession could be accommodated for the Main Yard & Buildings.