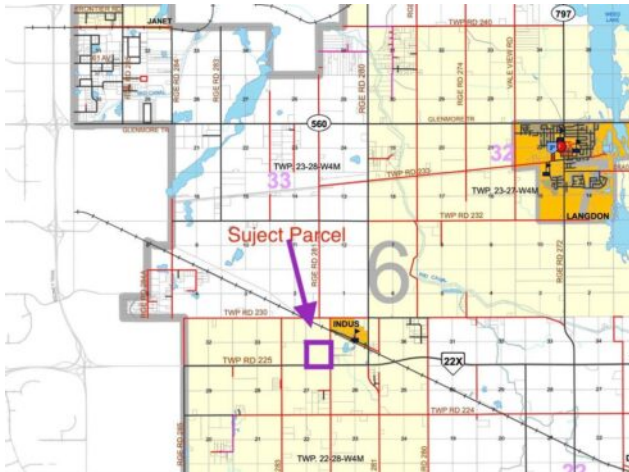




on Hwy 22 Farm N
Indus, Alberta

MLS # A2311109

\$3,145,000



Division:	NONE	
Cur. Use:	-	
Style:	-	
Size:	0 sq.ft.	Age: -
Beds:	-	Baths: -
Garage:	-	
Lot Size:	146.89 Acres	
Lot Feat:	-	

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	-
Basement:	-	LLD:	34-22-28-W4
Exterior:	-	Zoning:	ag
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Alfalfa, Canola, Grain, Land Only, Lentils, Rye, Wheat

Prime Farm Land - 146.89 Acres on Highway 22, near City of Calgary SE $\frac{1}{4}$; Sec 34-22-28-W4 Exceptionally positioned 146.89-acre parcel of prime, productive farm land located just 2.5 miles from city limits on Highway 22, placing the property within an easy commute of the City of Calgary. The land enjoys approximately 800 metres of direct Highway 22 frontage and is offered as a single contiguous title with no subdivisions. Key facts Size: 146.89 acres Location: SE $\frac{1}{4}$; Sec 34-22-28-W4 on Highway 22, 2.5 mi from city limits Frontage: 800 m along Highway 22 Title: single parcel, no subdivisions Land quality: good, productive cropping land Zoning: Agricultural (current) Access to Calgary: quick / direct via Highway 22 Transaction structure Offered as a share sale of the title holding company. Land only (asset) offers will also be considered. Buyers should be aware of the tax, due diligence and structuring differences between the two routes, your advisors should review which path suits your circumstances. Why this parcel Highway frontage land parcels this close to Calgary are scarce, and the combination of unbroken acreage, productive soils, and direct arterial access supports continued cropping income today while preserving long-horizon optionality (assembly, future re-designation enquiries, lifestyle-buyer appeal) all without any immediate planning or rezoning assumptions.