



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

SW 28 71 10 W6 TWP 714
Beaverlodge, Alberta

MLS # A2318046



\$575,000

Division: N/A

Cur. Use: -

Style: -

Size: 0 sq.ft. **Age:** -

Beds: - **Baths:** -

Garage: -

Lot Size: 134.50 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: -

Basement: -

LLD: 28-71-10-W6

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Barley, Canola, Grain, Oats

134.5 acres of prime farmland, just 2 miles south of Beaverlodge, AB, along paved Township Road 714. This fully cultivated parcel boasts excellent drainage, making it ideal for sustained agricultural success. The property features two access approaches, one paved. A 14-foot-deep dugout, measuring 40x100 feet. Power and gas utilities run along the west boundary. This fertile land has been part of a robust crop rotation system, yielding canola, wheat, oats, and peas over the years, demonstrating its versatility and productivity. Perfect for farmers or investors seeking high-quality agricultural land in a prime location, this property offers both accessibility and infrastructure to support diverse farming operations. Don't miss this opportunity to own a well-maintained, productive piece of farmland in the heart of Alberta's agricultural region.