



RR 11 Twp 824
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2326099



\$1,450,000

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|------------------|-----------------------------------|---------------|------------------|
| Division: | NONE | | |
| Cur. Use: | Agricultural, Livestock | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,138 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Double Garage Attached, Oversized | | |
| Lot Size: | 318.00 Acres | | |
| Lot Feat: | Farm | | |

| | | | |
|--------------------|---------------------------------------|-------------------|-------------------------------|
| Heating: | Boiler, In Floor, Propane, Wood Stove | Water: | Well |
| Floors: | Concrete | Sewer: | Open Discharge, Septic Tank |
| Roof: | Metal | Near Town: | Whitelaw |
| Basement: | None | LLD: | 24-82-1-W6 |
| Exterior: | Concrete, Metal Frame, Wood Frame | Zoning: | Ag |
| Foundation: | Poured Concrete, Slab | Utilities: | Electricity Paid For, Propane |
| Features: | - | | |

Major Use: Cow

An exceptional opportunity to own 320 acres of productive land in the heart of prime farming country, just north of Highway 2 in Fairview County. This well-equipped property is fenced and cross-fenced for livestock and features a barn, equipment shed, livestock handling system, well, and dugout, making it ready for your agricultural operation. The newly constructed shop/house offers a 30' x 40' heated shop attached to a 32' x 26' residence that is fully framed and ready for your finishing touches—an excellent opportunity to customize your living space while enjoying a functional workspace. Whether you're looking to establish your own farm, expand an existing operation, or invest in quality agricultural land, this versatile property offers endless potential. A rare chance to secure a well-improved quarter section package in a highly desirable farming area. Bring your offers and don't miss this outstanding opportunity!