



GRASSROOTS
REALTY GROUP

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784017 HWY 740
Tangent, Alberta

MLS # A2327148



\$750,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	1,261 sq.ft.	Age:	1981 (45 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	150.00 Acres		
Lot Feat:	-		

Heating:	Forced Air, Wood Stove	Water:	Dugout, Well
Floors:	Laminate, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	-	Near Town:	Tangent
Basement:	Full	LLD:	28-78-24-W5
Exterior:	-	Zoning:	AG
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island		

Major Use: Canola

Discover the opportunity to own this well-maintained 150-acre agricultural property, offering an ideal blend of productive farmland, comfortable country living, and excellent infrastructure. The property includes approximately 10 acres of homesite, 10 acres of pasture, and 130 cultivated acres, with the added opportunity to rent an additional 35 acres of hay land and 40 acres of pasture, providing even greater potential for expanding your farming operation. Partially fenced with pasture and corrals already in place, this property is well suited for livestock, mixed farming, or a growing agricultural business. Three dugouts, two livestock ponds, raised garden boxes, and a greenhouse further enhance its versatility. (Cattle fencing around the garden, gas tanks and all sheds except one white one are excluded.) Built in 1981 by Nelson Homes, this home offers durable construction with 6-inch walls, triple-pane windows, Hardie board siding, a wood foundation, weeping tile, a sump pump, and a wood stove. The home is equipped with an on-demand hot water system, water softener, reverse osmosis drinking water system, UV water treatment and a generator hookup for added peace of mind during power outages. The bright main floor features a spacious living room, a functional kitchen with an island and pantry, a primary bedroom with dual closets, a full bathroom, a laundry room with a sink, and an additional bedroom. The basement includes two additional bedrooms, a bathroom, storage beneath the stairs, and a storage room with cold storage, and a dedicated workshop/storage area with a workbench. The yard is well-equipped with power and natural gas to future shop site and four 220V power posts, making it ideal for equipment, RVs, or future expansion. The property could be subdivided if only an acreage is desired, subject to municipal approval.

Conveniently located on a paved highway with school bus service to both English and French public schools, this property offers the perfect balance of rural living and accessibility. Whether you're looking to farm, raise livestock, or invest in a productive agricultural property with room to grow, this exceptional farm is ready to welcome its next owner.