



GRASSROOTS
REALTY GROUP

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911052 234 Road
Rural Northern Lights, County of, Alberta

MLS # A2329176



\$895,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Manning

Basement: -

LLD: 8-91-23-W5

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Grain, Mixed

Exceptional Farm Opportunity just minutes from Manning. Discover the perfect blend of productive farmland and country living with this outstanding quarter section located just 2.5 miles southwest of Manning, AB. Offering approximately 145 cultivated acres, this property is ideal for expanding your farming operation or establishing a versatile rural lifestyle. The well-maintained 988 sq. ft. home features 3 bedrooms and 2 full bathrooms and was moved onto the property, providing the benefit of a newer basement. Recent updates include a natural gas furnace, hot water tank, and the convenience of county water. The impressive 35 x 56 insulated, heated metal-clad shop with a cement floor is ready for year-round use. Complete with a 16 x 20 overhead door and plumbing for both water and sewer, its an ideal workspace for equipment, repairs, or a variety of agricultural operations. Designed with livestock in mind, the property also offers fenced areas, a lean-to shelter, water hydrant, and a dugout that provides a reliable water source for livestock and gardens. Whether you're looking to grow your farming operation, start a mixed farm, or enjoy the benefits of rural living close to town, this productive and well-equipped property offers endless possibilities in a highly desirable location..