

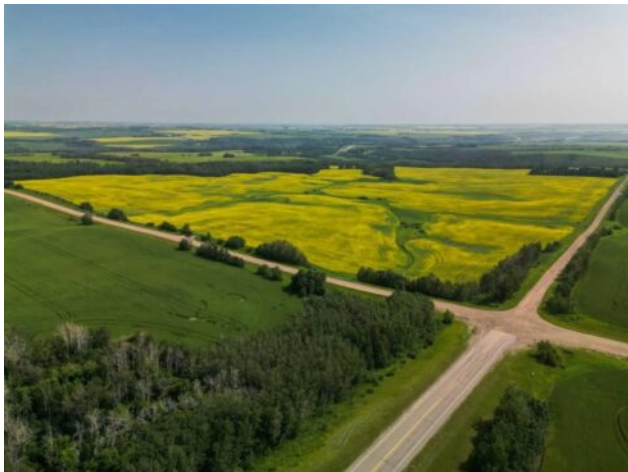


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

Range Road 263
Rural Red Deer County, Alberta

MLS # A2332179



\$1,327,500

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	153.54 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Red Deer
Basement:	-	LLD:	15-38-26-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Barley, Canola, Grain

This property consists of 153.54 total assessment acres strategically located in Red Deer County, offering an excellent mix of productive dryland arable acres and established pasture. The largest portion features 122 acres of thin black soil type for rich, naturally fertile ground built for high crop yields and reliable growing seasons. The balance of acres are dry pasture and provide excellent versatility, making it ideal for a mixed farming operation or rotational livestock grazing. With convenient access ratings at 100% and a 98% location factor, this parcel combines high agricultural utility with excellent accessibility for modern machinery, representing a premium investment opportunity for local producers looking to expand or investors seeking dependable farmland assets. Surface revenue of \$3000 per year paid by CNRL.