



GRASSROOTS
REALTY GROUP

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6,133 Acres
Rural Special Areas No. 3, Alberta

MLS # A2333146



\$16,589,000

Division:	NONE		
Cur. Use:	Agricultural, Farm, Grazing		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	6133.00 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	-
Basement:	-	LLD:	28-28-5-W4
Exterior:	-	Zoning:	A
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Grain

For Sale by Tender. September 28, 2026 at 1:00 PM Deadline Located northwest of Oyen directly on Highway 9 pavement, this offering includes approximately 6,133 deeded acres, plus 159 acres of Crown lease, for a total package of approximately 6,292 acres, including approximately 5,003 arable acres. The property is a fully established farming operation with a bungalow residence, 7,200 sq. ft. machine shed, 2,600 sq. ft. open-sided pole building, grain storage and supporting infrastructure. It also generates approximately \$27,848 in surface-lease-related income. Located within a growing regional energy corridor. Within approximately 55 kilometres of the property are 10 major solar, wind and battery-storage projects, including three projects currently in service and seven approved projects. Together, these projects represent more than 2,480 MW of in-service or approved solar and wind generation, plus 250 MW of approved battery-storage capacity. The land is also near important regional infrastructure, including 240-kV transmission facilities, ATCO electrical substation, natural gas infrastructure, fibre-optic service and regional water pipelines. Under the Special Areas Land Use Order, data centres and commercial solar energy systems are discretionary uses within the Agricultural District, subject to the required approvals.