



**GRASSROOTS**  
REALTY GROUP

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**Mundare 160 Acres**  
**Rural Minburn No. 27, County of, Alberta**

**MLS # A2334266**



**\$870,000**

|           |              |        |   |
|-----------|--------------|--------|---|
| Division: | NONE         |        |   |
| Cur. Use: | Agricultural |        |   |
| Style:    | -            |        |   |
| Size:     | 0 sq.ft.     | Age:   | - |
| Beds:     | -            | Baths: | - |
| Garage:   | -            |        |   |
| Lot Size: | 160.00 Acres |        |   |
| Lot Feat: | -            |        |   |

|             |   |            |              |
|-------------|---|------------|--------------|
| Heating:    | - | Water:     | -            |
| Floors:     | - | Sewer:     | -            |
| Roof:       | - | Near Town: | Mundare      |
| Basement:   | - | LLD:       | 31-53-15-W4  |
| Exterior:   | - | Zoning:    | Agricultural |
| Foundation: | - | Utilities: | -            |
| Features:   | - |            |              |

**Major Use:** Canola, Wheat

160 titled acres of farmland located just east of Mundare in Minburn County, and 75 Km east of Edmonton. This quarter section includes 147 assessed acres of productive black soil, complemented by a scenic creek winding through the property that adds natural beauty, wildlife habitat, and recreational appeal. The Mundare area is well known for its dependable growing conditions and above-average annual precipitation, supporting consistent crop production. Conveniently located with excellent access to Mundare and Highway 16.