



GRASSROOTS
REALTY GROUP

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38250 Range Road 263
Rural Red Deer County, Alberta

MLS # A2337229



\$1,950,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	144.65 Acres		
Lot Feat:	-		

Heating:	-	Water:	Well
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Red Deer County
Basement:	-	LLD:	16-38-26-W4
Exterior:	-	Zoning:	Agriculture
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Grain

Priced to sell !! Exceptional value for a fully upgraded quarter section with major infrastructure already in place. Prime Quarter Section minutes from Red Deer! This NE-16-38-26-W4 parcel offers 144.65+/- acres of premium farmland with a blend of open fields, treed areas, rolling terrain, and wide countryside views. A rare opportunity to acquire a quarter section where major capital upgrades have already been completed. Between 2023–2024, the owners invested over \$1.4M in improvements, including: a) Brand-new 2023 custom mobile home valued at \$350,000, complete with a 20-year structural warranty . b) \$650,000 engineered landscaping, including a professionally built access road and extensive site development . c) New water wells with full reports (\$20,000) . d) \$350,000 electrical upgrade, featuring a 750 KVA 3-Phase transformer — ideal for future agricultural expansion, commercial development, or institutional use The mobile home interior is bright, modern, and spacious, featuring Multiple large bedrooms with generous windows and natural light, A comfortable living area with room for multiple seating arrangement. A modern kitchen with stainless steel appliances, island workspace, and upgraded lighting . A dedicated office/workspace overlooking the property. Updated flooring, trim, and fixtures throughout . and an expansive views from nearly every room, showcasing the surrounding fields and treed areas .This setup provides comfortable on-site living for owners, tenants, or staff — a major advantage for agricultural operations or future development planning. Currently, 100+/- acres are leased for agricultural use, generating \$17,500 annually, with a new lease extension secured until 2029. All supporting documentation, upgrade invoices, and reports are available upon request. Located just minutes east of Red

Deer on Hwy 11, this quarter section offers a rare combination of high-quality farmland, major infrastructure upgrades, and strategic location. Opportunities like this do not come often !