



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**On Township Road 374
Rural Red Deer County, Alberta**

MLS # A2337518



\$1,299,000

Division:	NONE
Lot Size:	156.81 Acres
Lot Feat:	Cleared, Conservation, Farm
By Town:	Sylvan Lake
LLD:	25-37-1-W5
Zoning:	AG
Water:	Dugout
Sewer:	-
Utilities:	-

Beautiful, productive and income generating quarter. This 156.81-acre quarter offers an exceptional opportunity in a prime Central Alberta location, west of Red Deer and south of Sylvan Lake. With easy access and close proximity to pavement, the property combines productive agricultural land, established revenue, and a naturally beautiful landscape in an area where quality farmland continues to be highly sought after. Approximately 69 acres are currently cultivated, with the balance consisting of 87 acres of pasture, conservation land, mature native trees, wetlands, and a seasonal creek that winds through the property. The mix of open farmland, rolling terrain, trees, and water creates a quarter that is as attractive as it is functional, with excellent potential for continued agricultural use, grazing, investment, or a future country homesite. One of the property's strongest features is its established income. Current revenue sources include a Ducks Unlimited Conservation Lease generating \$8,717.28 annually through November 2031, a Vesta Energy surface lease providing \$4,305 annually, along with existing crop and pasture rental income. Combined, the property currently generates approximately \$28,622 in annual revenue. The land is fully fenced with durable drill pipe and four-strand sucker rod fencing and includes an approximately 40' x 70' steel machine shed located near the northwest corner. The building is metal sided with a gravel floor and provides valuable covered storage for machinery, equipment, or agricultural use. Whether you are looking to expand an existing farm operation, add a productive income producing quarter to your land base, establish a future country property, or simply invest in a beautiful piece of Central Alberta farmland, this property offers an increasingly hard to find combination of location, productivity, revenue, and natural beauty.