



GRASSROOTS
REALTY GROUP

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**S of Township Rd 212 W of Range Road 144
Rural Newell, County of, Alberta**

MLS # A2337552



\$8,200,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. **Age:** -

Beds: - **Baths:** -

Garage: -

Lot Size: 1177.00 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Duchess

Basement: -

LLD: 6-21-14-W4

Exterior: -

Zoning: A-GEN

Foundation: -

Utilities: -

Features: -

Major Use: Hay, Pasture, See Remarks

Great opportunity - 7.5 quarters outside of Duchess, AB! Here is a rare block of land offering irrigation, cultivated dryland and a solar farm all in one package. Located in an excellent location just off of Hwy 36, 15 minutes north of Brooks. This land has excellent farming potential and offers substantial revenue from solar as well as oil/gas wells. Possibility of adding more irrigation in the future! Total acres: 1177.07. Irrigated acres: 201 (140 under pivot and 61 under wheel lines). Solar acres: 146. Cultivated dryland acres: 709. Non-farmable acres: 121. Irrigation equipment consists of a approx. 1985 Valley 8-tower pivot with upgraded panel (covers 140 acres), two sets of wheel lines (cover 61 acres), and a International 549 pumping unit on natural gas (rebuilt approx. 5 yrs ago). 17 oil/gas wells with an annual revenue of \$77,793. 146 acre solar farm with an annual revenue of \$74,460 (increase of 2% year over year).