



GRASSROOTS
REALTY GROUP

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Hwy 743
Rural Northern Lights, County of, Alberta

MLS # A2346611



\$3,485,000

Division: NONE

Lot Size: 1243.00 Acres

Lot Feat: -

By Town: Peace River

LLD: 26-84-22-W5

Zoning: Ag

Water: Well

Sewer: -

Utilities: -

Just five miles north of Peace River in the Weberville area, this exceptional turnkey farm offers seven contiguous deeded quarters plus one quarter of grazing lease—providing minimal travel between fields and maximum operational efficiency. With approximately 850 arable acres, the land is gently sloping to the southeast and toward the breaks of the Peace River, producing strong yields of grain, canola, and alfalfa. The included grazing lease GRL39757 supports 31 AUM and features good fencing and reliable water. The home quarter fronts Hwy 743 with paved access and includes a well-maintained wheel chair accessible 1,500 sq. ft. home, a 30'x60' concrete block shop with infloor heat, a 10 ton overhead hoist and a 3 ton hoist, and a 25'x36' heated wood-frame shop. Additional improvements include a pole shed, Quonset, and small barn. The property is serviced by electricity, natural gas, and two strong wells drawing from the Grimshaw aquifer. Whether expanding your current operation or relocating to the Peace Country, this is a rare opportunity to acquire a productive, contiguous farm setup ready for immediate use.