



**GRASSROOTS**  
REALTY GROUP

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**Range RD 40 Township Road 360  
Rural Red Deer County, Alberta**

**MLS # A2223821**



**\$674,500**

**Division:** NONE

**Lot Size:** 74.44 Acres

**Lot Feat:** -

**By Town:** Spruce View

**LLD:** 6-36-3-W5

**Zoning:** AG

**Water:** None

**Sewer:** -

**Utilities:** -

This 74.44-acre parcel offers highly productive cultivated farmland in the heart of Red Deer County, with stunning Rocky Mountain views on the horizon. Whether you're expanding your existing agricultural operation or seeking a strategic investment in Alberta farmland, this property delivers outstanding value and flexibility. Land Highlights: 74.44 acres of high-quality cultivated cropland Flat, open fields ideal for a variety of crops Easy access via well-maintained gravel road Fully perimeter-fenced Located in a strong agricultural region with a history of consistent yields Additional Value: Part of a larger 158-acre holding—this total parcel can also be purchased as a full package, see mls A2185495. (which includes an adjacent 83.45-acre homestead with extensive livestock infrastructure) Excellent drainage, natural shelterbelts, and panoramic views make this an incredibly valuable parcel. Location & Accessibility: Just 8 minutes from Spruce View, 20 minutes to Innisfail, and under 1.5 hours to both Calgary and Edmonton International Airports Close to major highways, yet private and peaceful.