



GRASSROOTS
REALTY GROUP

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**On Township Road 375
Rural Red Deer County, Alberta**

MLS # A2225030



\$1,440,000

Division: NONE

Lot Size: 110.00 Acres

Lot Feat: -

By Town: Springbrook

LLD: 30-37-27-W4

Zoning: AG

Water: Well

Sewer: -

Utilities: -

Productive farmland in a prime corridor west of Red Deer – this 110.58-acre parcel offers strong holding value and steady income. Located on NE 30-37-27-W4M with municipal road access and a mix of 55 cultivated acres and open pasture. Soil is primarily Orthic Black Chernozem with a Loam/Silty Loam base and strong drainage. Cultivated land has been previously farmed to barley under informal use at 22 bu/ac × \$6.00. Includes AltaLink utility lease income of \$5,141/year with supporting documents available. This quarter sits in proximity to other lands under the same ownership and may be sold individually or with other quarters (SE, NE, NW 25-37-28-W4M and SW 31-37-27-W4M) totaling over 675 acres. No formal crop lease or residential structures. Great access, strong soils, and proven land performance.