



**GRASSROOTS**  
REALTY GROUP

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**265042 Township Road 694**  
**Rural Lesser Slave River No. 124, M.D. of, Alberta**

**MLS # A2232775**



**\$2,999,000**

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	1,472 sq.ft.	Age:	1985 (40 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Driveway, Garage Faces Front,		
Lot Size:	777.00 Acres		
Lot Feat:	-		

Heating:	Combination, Forced Air, Natural Gas, Wood, Wood Stove	Water:	Private, Well
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Near Town:	Smith
Basement:	Finished, Full	LLD:	30-69-26-W4
Exterior:	Concrete, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Built-in Features, Central Vacuum, Closet Organizers, Separate Entrance, Storage, Vinyl Windows		

**Major Use:** Beef, Hay, Mixed, Pasture

Exceptional Opportunity to Own Prime Farmland with Homestead and Historic Landmark. Located just off Highway 2 and Range Road 265 near Hondo, this rare offering includes five quarter sections—approximately 777 acres—being sold together as one block. With a mix of productive farmland, well-maintained infrastructure, and the iconic “Little White Church,” this property combines agricultural value with local heritage. At the heart of the land is a spacious five-bedroom home with over 2,800 square feet of living space and a double detached garage / workshop. The home has been thoughtfully upgraded with a new roof (2015), triple-pane windows and siding (2019), and features a water filtration system, R40 insulation in the attic and R20 throughout. Heating is provided by both a forced air and wood-burning furnace—ideal for winter efficiency and backup during outages. The home quarter also includes two wells, a large dugout, a pumphouse with underground water lines to multiple livestock troughs, and a massive 32' x 280' machine shed. The land is fully fenced and cross-fenced, with open areas currently in grass and hay—ready for cattle or other farming uses. South of the main yard lies another fenced quarter with former homestead services still in place: power, gas, water well, septic, and a dugout feeding a 1,000-gallon water tank. North of the home quarter is another fenced section with a creek, dugout, and additional water trough infrastructure. The final two quarters sit prominently at the corner of Hwy 2 and RR 265 and are also cross-fenced with water systems in place. A prior subdivision removed about 10.5 acres, but the remaining land remains fully usable. These parcels, currently set up for cattle, offer excellent flexibility for expanded agricultural use or development. This land package currently earns lease revenue and

presents long-term value for farmers, investors, or anyone seeking a substantial agricultural holding in a productive, well-connected region.