



GRASSROOTS
REALTY GROUP

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37460 Range Road 280
Rural Red Deer County, Alberta

MLS # A2248722



\$1,852,375

Division: NONE

Lot Size: 148.19 Acres

Lot Feat: -

By Town: Springbrook

LLD: 25-37-28-W4

Zoning: AG

Water: Well

Sewer: -

Utilities: -

Prime agricultural quarter in the heart of Red Deer County — NE 25-37-28-W4M offers 148.19 titled acres with approximately 133 cultivated acres of high-yield #2 soil. Well-maintained under a long-term farming arrangement, the land is seeded to wheat for 2025. The property is serviced with a drilled well (180 ft, 11 igpm yield) and features a single detached garage. Excellent location with proven production history, no hail record, and strong rental income potential. Ideal for expanding your farm base or as a revenue-generating investment parcel. Seller retains the 2025 crop and associated revenue. Additional annual revenue includes a \$4,550 TAQA surface lease and \$14,400 from an older rental home (month-to-month tenant, would like to stay). Landlord pays utilities. New Roof- August 2025