



**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