



**GRASSROOTS**  
REALTY GROUP

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**ON Range Road 281 NW**  
**Rural Red Deer County, Alberta**

**MLS # A2248735**



**\$1,535,750**

**Division:** NONE

**Lot Size:** 122.86 Acres

**Lot Feat:** -

**By Town:** Springbrook

**LLD:** 25-37-28-W4

**Zoning:** AG

**Water:** None

**Sewer:** -

**Utilities:** -

Excellent producing agricultural quarter in Red Deer County &ndash; NW 25-37-28-W4M offers 122.86 titled acres of fully cultivated high-yield #2 soil. Well-managed under a long-term farming arrangement, the land is seeded to wheat for 2025. This clean, open quarter has no hail history, excellent drainage, and is ready to continue producing. A strong addition to your existing operation or a quality farmland investment. Seller retains the 2025 crop and associated revenue. Additional annual revenue includes a \$17,056 ATCO surface lease.