



**GRASSROOTS**  
REALTY GROUP

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**15-5 Range Road  
Taber, Alberta**

**MLS # A2251932**



**\$8,400,000**

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: -

Basement: -

LLD: 31-10-15-W4

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

**Major Use:** Alfalfa, Barley, Canola, Corn, Grain, Oats, Potatoes, Rye, Wheat

314.06 Acres located 7 km east of Taber on Hwy 3 then north 5 km on 15-5. There is 265 acres of SMRID irrigation with 2-Zimmatic pivots(one 1994 & the other 1999) both with current fieldnet boxes and 2 electric pumps. Both quarters will be seeded with oats as a cover crop. There is approximately 3900 tonnes of manure ready for future application.