



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

Range Road 241
Rural Westlock County, Alberta

MLS # A2252165



\$829,000

Division: NONE

Lot Size: 160.00 Acres

Lot Feat: -

By Town: Legal

LLD: 36-58-24-W4

Zoning: AG

Water: Dugout

Sewer: -

Utilities: -

160 Acres Near Legal & Vimy – \$829,000. Excellent opportunity to own 160 acres of productive land in a strong farming area. This parcel is already split into two 80-acre titles, giving flexibility for building, resale, or multi-use operations. Approximately 145 acres are cleared and level, currently in pasture but easily converted to cultivated cropland, with the remaining 15 acres treed. The land features Class 2 soil, well-suited for grain farming, cattle, or mixed operations, and is fully fenced for livestock. A dugout provides water access, and sand reserves estimated at 30,000 cubic yards offer added investment potential. Conveniently located near the communities of Legal and Vimy, this property combines easy access to amenities with a quiet rural setting. Ideal for farming, building a homestead, or holding as an investment. Legal Land Description: SE-36-58-24-W4.