



GRASSROOTS
REALTY GROUP

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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: -

Newly cultivated and ready for seeding — this 160-acre parcel offers an excellent opportunity to own productive farmland in a strong agricultural area. Worked and converted from pasture in the fall of 2025, the land is now ready for its first crop. The property is already subdivided into two 80-acre titles, offering flexibility for building, resale, or multi-use operations. Approximately 145 acres are cultivated and level, with the remaining 15 acres treed, providing natural shelter and diversity. The land features Class 2 soil, well-suited for grain farming, cattle, or mixed operations, and is fully fenced for livestock if desired. A dugout provides reliable water access, and sand reserves estimated at 30,000 cubic yards add extra long-term investment potential. Conveniently located near the communities of Legal and Vimy, this quarter combines easy access to amenities with a quiet rural setting. Whether you're looking to expand your farm, build your dream homestead, or hold valuable land as an investment, this property presents a rare and versatile opportunity. Legal Land Description: SW-36-58-24-W4