



GRASSROOTS
REALTY GROUP

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In Special Area 2 Rural Special Areas No. 2, Alberta

MLS # A2254817



\$800,000

| | | | |
|-----------|--------------------------------------|--------|---|
| Division: | NONE | | |
| Cur. Use: | Agricultural, Farm, Grazing, Pasture | | |
| Style: | - | | |
| Size: | 0 sq.ft. | Age: | - |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|-----------|
| Heating: | - | Water: | - |
| Floors: | - | Sewer: | - |
| Roof: | - | Near Town: | - |
| Basement: | - | LLD: | 2-23-1-W4 |
| Exterior: | - | Zoning: | AG |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Major Use: Grain

Two parcels for sale, this one in Alberta consisting of 380 Acres +/- of land near Empress AB. This property must sell in conjunction with MLS SK018798 in Saskatchewan RM 261. The 2 parcels consist of 17 quarters of grain land along the SK-AB border. There are 14 quarters located in Saskatchewan and 3 in Alberta. We have broken this land into two listings due to provincial regulations but both listings must sell together. Two parcels for sale, this one in Alberta consisting of 380 Acres +/- of land near Empress AB, MLS # A2254817 (listed at \$850,000). This listing consists of approx 365 Acres +/- cultivated acres and remainder is pasture. This Alberta property must sell in conjunction with MLS SK018798 in Saskatchewan RM 261, (listed at \$7,850,000). Many of these fields are large multi quarter fields, making for ease of modern farming practices. The land has strong soil classifications and strong average assessed value. The soil is a mix of heavy clay, clay and clay loam. The SAMA stone rating is mostly "slight" or "none to few" and the SAMA topography rating is mostly "level to nearly level" and "gentle slopes". Yard site in Saskatchewan with two Alcafab trailers and 40x80 shop. There is good all-season road access to the land. 2464.1 Total Acres (ISC), 2132 Cultivated Acres (SAMA), 293 Native Grass Acres (SAMA), 195 Wetland/Bush Acres (SAMA), 3,770,270 Farmland Only Assessed Value (SAMA), \$4174.36 Per Total Acre (ISC), \$4080.68 Per Cultivated Acre (SAMA), 2.3 times the Assessed Value, Crop Insurance Soil rating is E to K. Take a look at this large offering of the two parcels totaling over 2400 Acres.