



GRASSROOTS
REALTY GROUP

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35213 Range Road 254
Rural Red Deer County, Alberta

MLS # A2256120



\$1,500,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	4	Baths:	1
Garage:	-		
Lot Size:	145.79 Acres		
Lot Feat:	Rolling Slope		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Elnora
Basement:	-	LLD:	16-35-25-W4
Exterior:	-	Zoning:	Ag
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Barley, Canola, Wheat

The owner is applying to subdivide the house and some buildings from the land. The land and buildings can be sold separately upon subdivision or buyer can purchase the entire site immediately. 145.79 acres 10 miles south west of Pine Lake. approx. 100 acres of crop land 38 acres pasture and and the balance home site. The crop land is rented for 110 per acre. Gas revenue made up of 3 leases total 10,700 per year. The home is well maintained with 2 year old asphalt 30 year shingles. All buildings have metal siding and roofs. The home yard is fenced with a pasture and dugout, ideal for horses cattle, or exotics. The buildings are laid out and designed to provide easy access & protection for all your farm equipment and animals.