



GRASSROOTS
REALTY GROUP

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NE-36-109-13-W5 HWY58
Rural Mackenzie County, Alberta

MLS # A2257274



\$425,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Fort Vermilion

Basement: -

LLD: 36-106-13-W5

Exterior: -

Zoning: A

Foundation: -

Utilities: -

Features: -

Major Use: Barley, Canola, Hay

A rare chance to own a productive quarter section of farmland, offering 145 acres of arable land. Located just 5 miles East of the Caribou Mountain Gas Travel Center, about 40 minutes North East out of La Crete towards Beaver Ranch. Currently seeded to conventional barley, this property is ready to keep producing for years to come. Land has been used to pasture cattle in the past and has a dugout, as well as fencing around the perimeter. A natural draw runs through the land, adding both scenery and the potential for a perfect yard site location on the NW corner. Don't miss your chance to line up for next year's crop — opportunities like this don't come around often! Listed at \$425,000. Offers accepted until October 31, 2025. After review, the seller may provide select bidders the opportunity to improve their offers in a final round of bidding before choosing the successful buyer.