



GRASSROOTS
REALTY GROUP

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4;27;25;32;NW
Rural Rocky View County, Alberta

MLS # A2258113



\$33,280

Division: NONE

Lot Size: 152.00 Acres

Lot Feat: -

By Town: Delacour

LLD: 32-25-27-W4

Zoning: AG

Water: None

Sewer: -

Utilities: -

DUHN AUCTION – LOT 1 ***This property is being sold by UNRESERVED ONLINE AUCTION through PREMIER AUCTIONS. Bidding starts on NOVEMBER 11th, 2025 and ends on NOVEMBER 18th, 2025. Property is SOLD to the HIGHEST BIDDER. No offers will be accepted before. Buyer’s due diligence must be done prior to auction day. All bidders must register with Premier Auctions.*** Incredible INVESTMENT OPPORTUNITY! Just 10 minutes east of Calgary, this 152-acre parcel offers exceptional potential in an unbeatable location—only 2 miles from Delacour and 2 miles off pavement. This parcel is a fantastic opportunity to expand your land base, build your dream home or hold for future development. 152 acres mixed agricultural land (one 8 acre parcel subdivided out). +/-135 mixed cultivated acres (2025 pea crop, 2024 soft white wheat crop) plus 17 acres pasture/coulee. Full perimeter fencing. \$2,000/yr in surface lease revenue. Three adjoining parcels (A2258114, A2258115, A2258116) are also being sold by auction, creating the rare chance to own nearly a full section. Property sold “AS IS WHERE IS" to the highest bidder. No warranties or representation. Viewing Days: No formal viewing times for this parcel as it can be seen any time from the road. Directions: Between Rge Rd 274 and 275 and Twp Rd 260, Rocky View County. Legal land description: NW-32-25-27 W4. Delacour, AB.