



**GRASSROOTS**  
REALTY GROUP

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**4;27;25;32;SW**  
**Rural Rocky View County, Alberta**

**MLS # A2258116**



**\$30,200**

**Division:** NONE

**Lot Size:** 141.10 Acres

**Lot Feat:** -

**By Town:** Delacour

**LLD:** 32-25-27-W4

**Zoning:** AG

**Water:** None

**Sewer:** -

**Utilities:** -

DUHN AUCTION &ndash; LOT 4 \*\*\*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&rsquo;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 141-acre parcel offers exceptional potential in an unbeatable location&mdash;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. 141.10 acres mixed agricultural land (full 160 acres less untitled WID Serviceberry Irrigation System). +/-125 arable acres (currently 60 acres seeded to pasture on North end of parcel, balance of cultivated land 2025 pea crop, 2024 soft white wheat) plus 16 acres of coulee. Fully fenced on West and North sides, cross-fenced inside quarter to follow canal. \*\*There is an easement on this parcel for the benefit of E 1/2 32-25-27 W4. Three adjoining parcels (A2258113, A2258114, A2258115) are also being sold by auction, creating the rare chance to own nearly a full section. Property sold &ldquo;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: SW-32-25-27 W4. Delacour, AB