



GRASSROOTS
REALTY GROUP

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Range Road 254
Rural Rocky View County, Alberta

MLS # A2261722



\$1,850,000

Division: Crocus Ridge Estates

Lot Size: 160.00 Acres

Lot Feat: Square Shaped Lot

By Town: Conrich

LLD: 23-25-27-W4

Zoning: 51

Water: None

Sewer: -

Utilities: -

Excellent opportunity to own agricultural land in Rural Rocky View County! Situated on the second parcel south of Hwy 9 and Township Rd 254, this property offers prime visibility, easy access, and strong investment potential. Currently zoned for agriculture, the land is ideal for farming, grazing, or future development. The property generates an approximate annual income of \$16,780 — including \$13,200 from a farm lease and \$3,580 from two gas well royalties. A rare chance to secure productive land along a major transportation corridor in a growing area.