



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

84081 RGE RD 191  
Rural Lethbridge County, Alberta

MLS # A2261739

**\$9,500,000**



Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	318.60 Acres		
Lot Feat:	-		

Heating:	-	Water:	Cistern
Floors:	-	Sewer:	Septic Field, Septic Tank
Roof:	-	Near Town:	Coaldale
Basement:	-	LLD:	25-8-19-W4
Exterior:	-	Zoning:	Ag
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected
Features:	-		

Major Use: Grain

318.6 acres of farmland with 277 acres of water rights, SE of Coaldale, Alberta.

NW 25-08-19-W4 - Includes 157 acres and 125 acres of water. 52,000 bushel grain storage. 3 Bay shop 40 x 80. 2013 Zimmatic 8500 pivot. Seperate titled 1640 sqft, 3 bedroom bungalow with double garage. NE 25 - 08-19-W4 - Includes 160 acres and 152 acres of water. 1984 Reinke with corner arm Pivot.