



GRASSROOTS
REALTY GROUP

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391500 RANGE ROAD 30
Rural Lacombe County, Alberta

MLS # A2264238



\$749,900

Division:	NONE
Lot Size:	77.62 Acres
Lot Feat:	-
By Town:	Benalto
LLD:	7-39-2-W5
Zoning:	AG
Water:	None, See Remarks
Sewer:	-
Utilities:	Electricity at Lot Line, Natural Gas at Lot Line, See Remarks

Situated west of Sylvan Lake along Range Road 30 in the County of Lacombe, this 77.6-acre parcel offers an excellent blend of agricultural use and investment potential. Located in a quiet rural setting between Sylvan Lake and Bentley, the property enjoys strong regional connectivity with easy access to Highway 11 and surrounding communities. The land was re-seeded to hay approximately 18 months ago, with one crop already harvested, making it productive and ready for continued agricultural use. The property also features surface revenue from an existing well site, along with a secondary access point, providing both functionality and flexibility for future operations. With gently rolling topography, ample room for future construction of a barn, corrals, or shop, and no existing well or septic, the site offers a blank slate for development suited to your own vision. Access is provided by well-maintained gravel county roads, ensuring year-round usability. A versatile parcel in a prime Central Alberta location — less than 10 minutes to Sylvan Lake and 20 minutes to Red Deer — offering income, usability, and long-term potential.