



GRASSROOTS
REALTY GROUP

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NE 36-22-22-W4
Gleichen, Alberta

MLS # A2269540



\$1,060,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. **Age:** -

Beds: - **Baths:** -

Garage: -

Lot Size: 150.32 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: -

Basement: -

LLD: 36-22-22-W4

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Grain

Excellent opportunity to own 150.32 acres of prime farmland located northeast of Gleichen. This productive parcel features #2 soil, ideal for a variety of crops and farming operations, and generates surface lease revenue (\$4,855). An irrigation canal runs through the north end of the quarter, enhancing the land's versatility. This property can be purchased in conjunction with MLS# A2269543 (NW 6-23-21-W4 & SW 7-23-21-W4), offering an exceptional opportunity to expand your agricultural holdings in a strong farming area. As per seller's instructions: The sellers will not consider any offers until 1:00 PM on December 17, 2025. All offers must be submitted to Real Estate Centre in a sealed envelope (email submission by arrangement) and must be written on an AREA purchase contract by a Realtor licensed in the province of Alberta. The seller reserves the right to accept, counter, or reject any offer, and the highest or any offer may not necessarily be accepted. All offers must remain open for a response for 72 hours. Deadline for all offers to be submitted is 12:00 noon on December 17, 2025.