



**In Kneehill County
Rural Kneehill County, Alberta**

MLS # A2271434

\$2,700,000



Division:	NONE		
Cur. Use:	Agricultural		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	319.00 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Torrington
Basement:	-	LLD:	11-32-26-W4
Exterior:	-	Zoning:	Agricultural District
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Barley, Grain, Oats, Wheat

Increase your land base by a half section of Central Alberta farmland. Offered for sale are the following 2 quarters: NW 11-32-26 W4 and SW 14-32-26 W4. Check out this half section that parallels Secondary 805 South of Torrington. SW 14-32 was seeded to oats last crop year. NW 11-32 has been in hay for last several years. Buy now and plan for next year's crop and input requirements.. 2- 5,000 bushel Bins with aeration and on concrete pads on the SW 14-32 . Surface lease income to be determined. County Assessment shows 158 Acres NW 11-32 147 Cultivated and 11 Pasture. and SW 14-32 County Assessment shows 159 Total acres, 112 cultivated and 47 pasture. Another option is to build on SW corner of 11-32, it is next to pavement or subdivide out an acreage to recover some of purchase cost.