



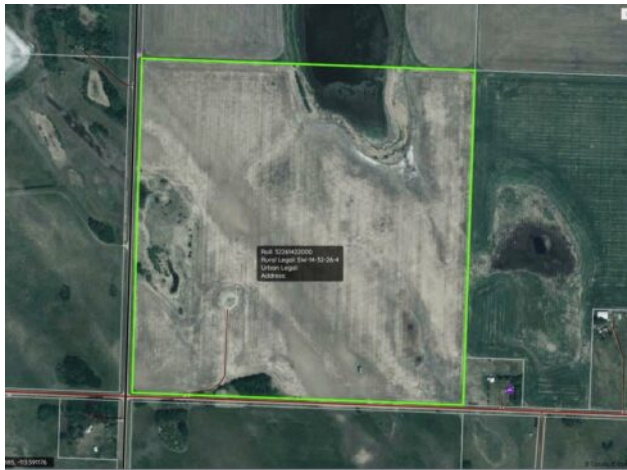
GRASSROOTS
REALTY GROUP

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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: 158.00 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.