



GRASSROOTS
REALTY GROUP

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TWP RD 622 & RR 213
Rural Thorhild County, Alberta

MLS # A2273631



\$375,000

Division: NONE

Lot Size: 149.61 Acres

Lot Feat: -

By Town: Thorhild

LLD: 10-62-21-W4

Zoning: AG

Water: None

Sewer: -

Utilities: -

This exceptional 149.61-acre agriculturally zoned parcel in rural Thorhild County offers a prime opportunity for both farmers and investors. Located at the corner of Township Road 622 and Range Road 213, the property sits just 3 km north of Highway 661, providing convenient year-round access. Thorhild County is strategically positioned along Highway 63, offering direct connectivity to Fort McMurray, the Athabasca oil sands region, and other major economic hubs. The CN railway corridor also runs through Thorhild, enhancing access to major markets and supporting long-term growth potential. Approximately 75 acres of the land are cultivated, with the balance beautifully treed, offering a blend of productive farmland and natural cover. The area is known for excellent farming conditions, particularly for pulse crops, making this parcel well suited for expanding agricultural operations. Zoning regulations allow for the potential construction of two residences, adding versatility for multi-family living or farm-related housing. The property also benefits from a very low agricultural tax rate, helping to keep long-term carrying costs manageable. With its size, location, and strong agricultural characteristics, this parcel represents an affordable way to expand a land base or diversify a property portfolio. Investors will appreciate the region's infrastructure and market access, while producers will value the productive soils and farming potential. Whether for operational use or long-term holding, this land offers exceptional value in a growing rural region.