



**GRASSROOTS**  
REALTY GROUP

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**Range Road 262**  
**Rural Wheatland County, Alberta**

**MLS # A2276313**



**\$1,100,000**

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**Division:** NONE

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**Lot Size:** 123.00 Acres

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**Lot Feat:** -

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**By Town:** Lyalta

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**LLD:** 10-25-26-W4

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**Zoning:** AG

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**Water:** See Remarks, Well

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**Sewer:** -

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**Utilities:** -

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Exceptional opportunity to acquire 123 +/- acres of prime agricultural land in Wheatland County, ideally located near Lyalta. This well-situated parcel is bordered directly by the Western Irrigation District (WID) canal, offering excellent irrigation potential. A current water report is available, providing valuable due diligence for agricultural or long-term land investment buyers. The land features open, productive acreage with strong access and proximity to major transportation routes, making it suitable for a variety of agricultural uses. Rare offering in a highly sought-after farming area with dependable water infrastructure.