

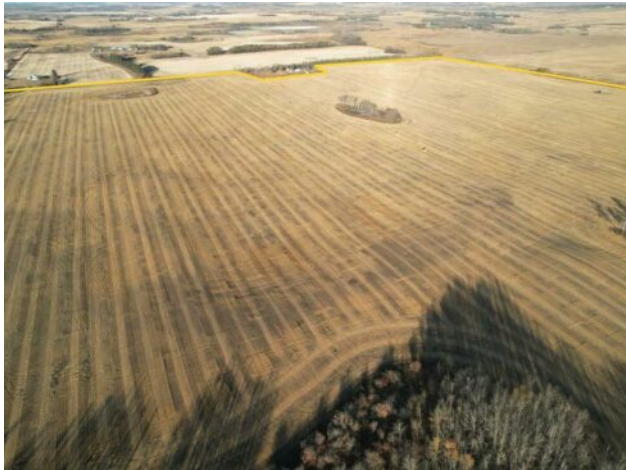


GRASSROOTS
REALTY GROUP

1-833-477-6687
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On Range Road 222
Rural Lacombe County, Alberta

MLS # A2278552



\$869,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	154.48 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Alix
Basement:	-	LLD:	11-40-22-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Barley, Canola

This bare farmland parcel offers 140.36 ± acres of Class 3 cultivated cropland, along with 5.64 ± acres of improvable land and 8.25 ± acres of low area. An additional 0.28 ± acres is under surface lease, generating approximately \$4,000± per year in annual revenue from Ember Resources Inc., providing reliable passive income. Ideally located just 1 mile off pavement and Highway 601, the property provides convenient access and is situated only 6 miles from Alix, making it well-positioned for a variety of agricultural operations.