



**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:** -

**Water:** -

**Sewer:** -

**Near Town:** Alix

**LLD:** 11-40-22-W4

**Zoning:** AG

**Utilities:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Major Use:** Barley, Canola

This bare farmland parcel offers 140.36 &plusmn; acres of Class 3 cultivated cropland, along with 5.64 &plusmn; acres of improvable land and 8.25 &plusmn; acres of low area. An additional 0.28 &plusmn; acres is under surface lease, generating approximately \$4,000&plusmn; 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.