



GRASSROOTS
REALTY GROUP

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**TWP Rd 310 Range Road 52
Rural Mountain View County, Alberta**

MLS # A2286294



\$1,300,000

Division: NONE

Lot Size: 159.73 Acres

Lot Feat: -

By Town: Cremona

LLD: 3-31-5-W5

Zoning: AG

Water: None

Sewer: -

Utilities: -

Opportunity awaits with this productive FULL QUARTER SECTION North West of Cremona, featuring approximately 145 acres of 3 Year old HAYLAND that was seeded in 2022 with Orchard/Brome/Timothy Grass. This bare agricultural parcel has a nice tree line around the perimeter, has ~15 acres with a seasonal water area & offers access with PAVEMENT to the south to the property & a DEAD END GRAVEL ROAD on the east. Excellent potential for hay production & grazing or to build your dream Home & hold for long-term land investment in a highly desirable area close to rivers & recreational land. With wide open space, beautiful prairie views, and convenient access to nearby communities, this is an ideal addition to an existing farming operation or a great start for those looking to secure quality agricultural land in West-Central Alberta. The Land sale goes with 3 years left on a lease (handshake on 2027 & 2028) for a rented approximate 80 acres of hay on the 1/4 to the north of this one for sale with the 2026 rent is already paid in advance for ~80 acres for 4/2026 to 3/2027 rent. Take a drive to this beautiful parcel and check it out today !