



GRASSROOTS
REALTY GROUP

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1542 Township Road 324
Rural Mountain View County, Alberta

MLS # A2287957



\$1,895,000

Division:	NONE
Lot Size:	159.00 Acres
Lot Feat:	Farm, Few Trees, Pasture, See Remarks, Sloped, Views, Wetlands
By Town:	Olds
LLD:	30-32-1-W5
Zoning:	1
Water:	Private, Well
Sewer:	-
Utilities:	Electricity Paid For, Propane

Strategic Urban Fringe Investment | 159 Acres at Olds Town Limits Rare opportunity to secure a premier quarter section (159.0 acres) situated on the immediate southwest boundary of Olds, AB. This highly productive parcel offers the perfect synergy of agricultural income, immediate residential potential, and long-term urban-fringe appreciation. **Land & Production:** Features approximately 92 acres of high-quality cultivated cropland, with the balance in lush pasture and a mature, treed yard site. Whether you are expanding your agricultural portfolio or seeking a massive private estate, the land is as productive as it is beautiful. **Infrastructure & Income:** The yard site is accessed via dual approaches directly off pavement and is fully serviced with power, a drilled water well (8 g.p.m.), a steel quonset with power & concrete floor, a traditional red barn with steel roof, and two steel grain bins. Benefit from immediate cash flow with rental income (Ag land & old house tenants in place until Oct 31, 2026), providing a steady ROI while you finalize your development or building plans. **Future Potential:** Situated in the path of growth, this property offers significant subdivision potential (subject to county approval), including the original yard site or a possibly a naturally severed parcel in the SW corner. List price is strategically based on land value, services, and outbuildings—the existing home is rented but requires substantial maintenance/repairs and upgrading throughout. Invest for the future; build for the generations. Opportunities of this scale on the doorstep of town limits are a rare find.