



GRASSROOTS
REALTY GROUP

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SW-22-54-7-W4
Rural Two Hills No. 21, County of, Alberta

MLS # A2288154



\$619,000

Division: NONE

Lot Size: 157.94 Acres

Lot Feat: -

By Town: Derwent

LLD: 22-54-7-W4

Zoning: AG

Water: None

Sewer: -

Utilities: -

SW-22-54-7-W4 – CROP LAND AVAILABLE. This productive quarter section just north of Derwent offers an excellent opportunity to expand your operation for the 2026 cropping year & beyond. Featuring 157.94 titled acres with 118 acres currently cultivated (as reported by the past tenant), this parcel provides both productive farmland and additional income with surface lease revenue totaling \$4,800 annually. Located just north of Highway 45 with direct access off Range Road 73, this land is ready to be yours. Adjoining quarter section (MLS A2288153) is also available providing a buyer with a half section opportunity.