



GRASSROOTS
REALTY GROUP

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SW 14 31 27 W4
Rural Mountain View County, Alberta

MLS # A2298299



\$1,642,500

Division: NONE

Lot Size: 156.13 Acres

Lot Feat: -

By Town: Didsbury

LLD: 14-31-27-W4

Zoning: 1

Water: Other

Sewer: -

Utilities: -

PARCEL 2 OF 2 ADJOINING QUARTERS that must sell together!! With combined total acres of 292.57. A rare opportunity to add two quarters to your agricultural portfolio. This 156.13 acre parcel has approximately 140 acres cultivated with the balance being creek and pasture. Located in the Didsbury/Linden grain belt with the Lone Pine Creek meandering through the quarter creating beautiful building sites. Services at the road and paved access. Save on costs with these 2 parcels being together! Both quarters have benefited from over \$200,000 worth of earthworks related drainage improvements utilizing modern GPS machine control technology. Seller will rent land if buyer desires! Both quarters are situated on paved roads with easy access right at the property line. With a shortage of farmland available in the area, these are highly desirable and productive quarters, especially when paired together. Opportunities like this do not come along often - two adjoining full quarters, improved, accessible, and ready for their next owner. Check out Parcel #1 NE 15-31-27 W4 MLS#A2250178