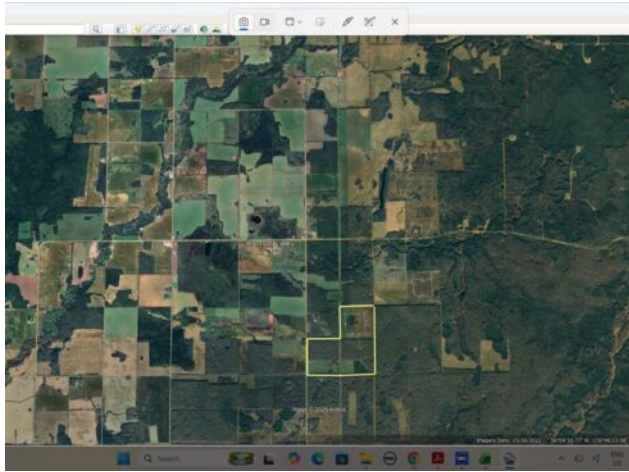




**Township Rd 820
Rural Northern Sunrise County, Alberta**

MLS # A2300486

\$750,000



Division:	NONE		
Cur. Use:	Agricultural		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	480.00 Acres		
Lot Feat:	Many Trees		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Nampa
Basement:	-	LLD:	6-82-18-W5
Exterior:	-	Zoning:	Ag
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Hay

These three-quarter sections of farmland located 20 kms east of Nampa offer an excellent opportunity for those looking to invest in a large, connected parcel of land. The southeast and southwest quarters of Section 6 both enjoy direct access via Township Road 820, providing convenient entry year-round. The northeast quarter is accessible via a dry weather access logging road through the southeast quarter, keeping all three parcels linked together. The northeast quarter has been logged in 2020, offering future potential, while approximately 80 acres along the lower portions of the southeast and southwest quarters are cleared and currently seeded to hay—ideal for agricultural use or expansion. This cleared land has grown grain crops in the past. There is a high voltage ATCO power line running north and south between the two south quarter sections resulting in modest yearly income. These two S quarters were mostly burned over in the 2023 forest fire and now consist of dense young deciduous trees under standing dead trees. Whether you’re looking to expand your existing operation or secure a sizable piece of land in one continuous block, this property presents a unique opportunity with a mix of productive land and long-term potential.