



40527 Range Road 263  
Rural Lacombe County, Alberta

MLS # A2302923



**\$2,064,798**

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	151.95 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Lacombe
Basement:	-	LLD:	34-40-26-W4
Exterior:	-	Zoning:	1
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Hay, See Remarks

One of Lacombe County's finest agricultural offerings. NW 34-40-26-W4M presents 158.79 titled acres in two separately titled parcels in a highly sought-after farming corridor just outside Lacombe. The farm land parcel carries 107.20 confirmed arable acres rated ASIV Class 2H(10) &mdash; Orthic Black Chernozem on Sandy Loam, among the top soil classifications in all of Central Alberta. This land has been farmed continuously for 25+ years with a proven production history in hay and potato rotation. The 6.84-acre farmyard parcel adds a character farmhouse (c. 1901, 1,841 sq ft above grade), detached garage, barn, drilled well, and septic a complete farmyard package with real holding value