



**GRASSROOTS**  
REALTY GROUP

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**100 RANGE ROAD 274**  
**Langdon, Alberta**

**MLS # A1177299**



**\$4,248,650**

**Division:** Langdon

**Lot Size:** 141.68 Acres

**Lot Feat:** -

**By Town:** Langdon

**LLD:** 21-23-27-W4

**Zoning:** AGI

**Water:** -

**Sewer:** Pump

**Utilities:** Electricity at Lot Line

West side of Langdon. Future development land 141.68 acres. Just West of Langdon on Ranger Road 274 off Glenmore or TWP RD 233, West of new Langdon Boundary. Just South of Glenmore trail. New Langdon High School East of the property should open this fall. Ideal for residential development. Utility Services may be available from Langdon, Great investment with rezoning to possible commercial or Industrial and to sub divide. Ideal location for solar farm. Presently farmed. Has surface lease revenue. Electricity and telephone at boundary. Sellers are open to offers.