



GRASSROOTS
REALTY GROUP

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Twp 22 Rd 2
Rural Newell, County of, Alberta

MLS # A2166865



\$11,440,000

Division: NONE

Lot Size: 971.46 Acres

Lot Feat: Gentle Sloping, Pasture

By Town: Bassano

LLD: 20-22-17-W4

Zoning: A-GEN

Water: -

Sewer: -

Utilities: -

Offering 971.46 acres of land in the County of Newell located just 12 miles NE of Bassano. 768 acres of irrigated land with the Eastern Irrigation District on 3 pivots all in one irrigable unit. Section 20-22 17 W4th (640 acres) is currently in soft wheat, the grass that is not under pivot is improved pasture seeded to crested wheat. The E $\frac{1}{2}$ of 17-22-17 W4th (315 acres) is currently in a grass pasture mix, seed canola has been grown in the past. The owners have consistently run 130 cow/calf pairs from the first of May to mid-October on 195 acres on the E $\frac{1}{2}$. NE 8-22-17 W4 (16.46 acres) houses the delivery point for the E $\frac{1}{2}$; 17, there is a dugout for cattle to water and a set of working corrals with power at the corrals. There is also an old 40' x 60' metal clad shop with concrete floor that is in disrepair and of no value. There is a drilled well on SE 20 with a solar watering system, the solar watering system will not stay with the sale. The owners have watered 200-300 cattle from this well in the fall. There is \$33,687 in surface lease revenue and access to community pasture (restrictions apply).