



**GRASSROOTS**  
REALTY GROUP

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**On Township Road 374  
Rural Red Deer County, Alberta**

**MLS # A2180470**



**\$2,057,505**

**Division:** NONE

**Cur. Use:** -

**Style:** -

**Size:** 0 sq.ft. **Age:** -

**Beds:** - **Baths:** -

**Garage:** -

**Lot Size:** 93.95 Acres

**Lot Feat:** -

**Heating:** -

**Water:** -

**Floors:** -

**Sewer:** -

**Roof:** -

**Near Town:** Red Deer

**Basement:** -

**LLD:** 28-37-27-W4

**Exterior:** -

**Zoning:** AG

**Foundation:** -

**Utilities:** -

**Features:** -

**Major Use:** Mixed

**PRIME LOCATION** &ndash; This 93.95 +/- acre parcel is nestled in between Gasoline Alley and McKenzie Industrial Business Park. Currently zoned agriculturally, this land holds great potential for rezoning and development or keeping as Crop Land. Developers and investors alike will appreciate the possibilities that lie within and will require minimal leveling and a development agreement with Red Deer County. Farmers with this parcel you can add it to your agricultural portfolio and watch your assets rise in value while you have great land to farm. With easy access to essential amenities, this parcel offers perfect convenience. This parcel consists of 72.35 +/- acres of Cropland and 21.6 +/- acres of low land. This parcel can be sold on its own or in conjunction with MLS# AA2180500 for an additional 128.09 +/- acres. Whether you're a developer looking for the next big project or an investor searching for a sound long term plan, this property is one you won't want to overlook!