



**GRASSROOTS**  
REALTY GROUP

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40527 262 Range Road  
Rural Lacombe County, Alberta

MLS # A2183717



**\$3,500,000**

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: 8 Baths: 6

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Lacombe

Basement: -

LLD: 35-40-26-W4

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Grain, Mixed, Other

Visit REALTOR® website for additional information. Situated just five minutes from Lacombe with quick access to Hwy 12 and Hwy 2, this exceptional 160-acre grain farm is a rare opportunity for farmers and families alike. Perched on a scenic hill, the property boasts unparalleled sunset views & a stunning view of Lacombe. With over 110,000 bushels of grain storage, multiple grain handling systems, 3 phase power & backup generator, 2 coverall tarp sheds, 44 x 68 shop, a truck scale, outdoor riding arena, nursery hog barn, and TWO spacious homes, this farm is as functional as it is beautiful. Totally Turnkey with a tractor, mowers, 2 wells, & even a games area in the shop. Too much to list! Minutes from Lacombe, AB & JJ Collett Natural Area ~ this property offers everything you need for a thriving rural lifestyle.