



GRASSROOTS
REALTY GROUP

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**Rural Hwy 854
Ryley, Alberta**

MLS # A2191154



\$3,825,000

Division: NONE

Lot Size: 800.00 Acres

Lot Feat: -

By Town: -

LLD: 29-49-17-W4

Zoning: AG

Water: Dugout

Sewer: -

Utilities: -

5 FULL QUARTERS FARMLAND IN ONE BLOCK!! Great opportunity for those who want to expand there land holdings. 5 undivided quarters (800acre) located on major gravel road 854. There is 600 acres m/l cultivated and approx. 100 acres that can be brought into cultivation. A creek runs through the property and a man made dugout is also a source of water for those who want to run a cattle and crop. Good location just south of Riley and 14 minutes to Tofield. and in middle of Camrose and Sherwood Park(Edmonton). Owners will retain the SW quarter and could be interested to rent this quarter. Land has been in rotational cropping with Barley, Wheat and Canola.