



1000 Township Road  
Rural Northern Lights, County of, Alberta

MLS # A2195068



**\$660,000**

Division:	NONE	
Cur. Use:	-	
Style:	-	
Size:	0 sq.ft.	Age: -
Beds:	-	Baths: -
Garage:	-	
Lot Size:	-	
Lot Feat:	-	

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Manning
Basement:	-	LLD:	32-99-20-W5
Exterior:	-	Zoning:	Ag
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Grain

Here is an opportunity to expand your your operations! 316 acres of land with 129 acres cultivated, the remainder is treed land, with some swamp area, and located just two miles off Homesteader Road in Carcajou, AB. The land has been farmed organically over the past several years. The NW 32-99-20-W5 is currently under lease: Duration of lease: April 1, 2027: Price per year annual rent: \$6000.00. The buyer must honor the lease agreement and it will be transferred to the buyer on possession date. Two Quarters: NW 32-99-20-W5 and SW 32-99-20-W5