$1,440,000 - On Township Road 375, Rural Red Deer County

MLS® #A2225030

$1,440,000
0 Bedroom, 0.00 Bathroom,
Land on 110.00 Acres

NONE, Rural Red Deer County, Alberta

Productive farmland in a prime corridor west of Red Deer â€" this 110.58-acre parcel offers strong holding value and steady income. Located on NE 30-37-27-W4M with municipal road access and a mix of 55 cultivated acres and open pasture.
Soil is primarily Orthic Black Chernozem with a Loam/Silty Loam base and strong drainage. Cultivated land has been previously farmed to barley under informal use at 22 bu/ac Ã— $6.00. Includes AltaLink utility lease 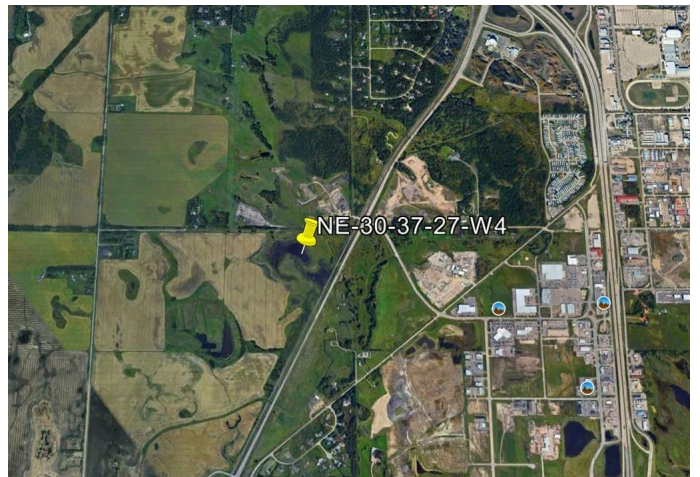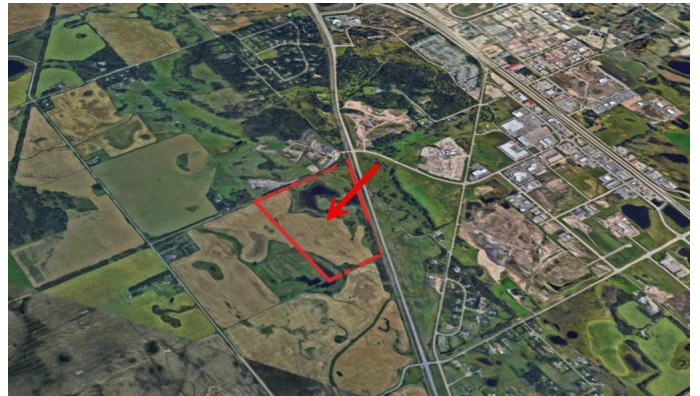income of $5,141/year with supporting documents available. This quarter sits in proximity to other lands under the same ownership and may be sold individually or with other quarters (SE, NE, NW 25-37-28-W4M and SW 31-37-27-W4M) totaling over 675 acres. No formal crop lease or residential structures. Great access, strong soils, and proven land performance.

Essential Information

MLS® #	A2225030
Price	$1,440,000
Bathrooms	0.00
Acres	110.00
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	On Township Road 375
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1W8

Additional Information

Date Listed	May 27th, 2025
Days on Market	80
Zoning	AG

Listing Details

Listing Office	eXp Realty