

# \$549,900 - On Range Road 35, Rural Wetaskiwin No. 10, County of

MLS® #A2247671

**\$549,900**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 154.37 Acres

NONE, Rural Wetaskiwin No. 10, County of,  
Alberta

This 154-acre property presents a fantastic opportunity to expand your agricultural land, create a tranquil retreat, or construct your dream residence. About 100 acres are fenced and cross fenced with a 5-foot bison fence, while the eastern wooded section is bordered by barbed wire on the east, north, and south sides. The terrain features picturesque rolling hills, with a mix of open spaces and wooded areas, along with a pond suitable for livestock watering. Near the pond is a drilled well. The well does not currently have a pump installed. The forested regions offer natural shelter for animals. 5.63 acres on the northern edge have been subdivided from the quarter by the county for a waste transfer station. Receive approximately \$5,800 annually from three Journey Resources surface leases (amounts to be confirmed). The property is rented for pasture for the 2025 season until November 1. This property is conveniently located just minutes away from Winfield.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2247671  |
| Price     | \$549,900 |
| Bathrooms | 0.00      |
| Acres     | 154.37    |

|          |               |
|----------|---------------|
| Type     | Agri-Business |
| Sub-Type | Agriculture   |
| Status   | Active        |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | On Range Road 35                   |
| Subdivision | NONE                               |
| City        | Rural Wetaskiwin No. 10, County of |
| County      | Wetaskiwin No. 10, County of       |
| Province    | Alberta                            |
| Postal Code | T0C 2X0                            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 3                |
| Zoning         | Agricultural     |

### Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Moore's Realty Ltd. |
|----------------|---------------------|

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