

\$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 — 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 —

\$6.00. Includes AltaLink utility lease income of \$5,141/year with supporting documents available.

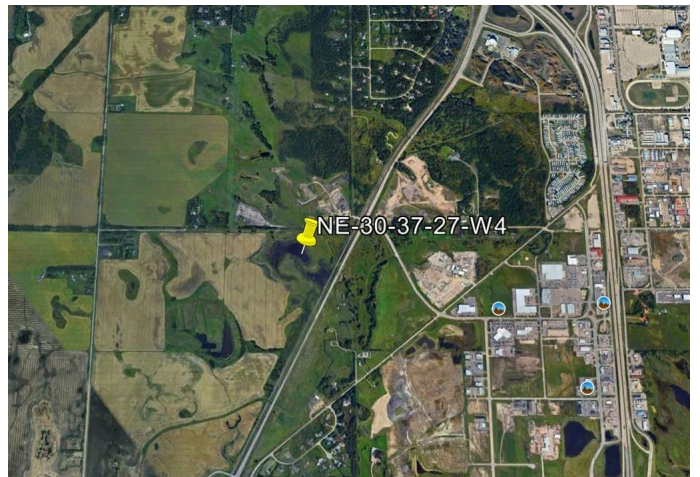
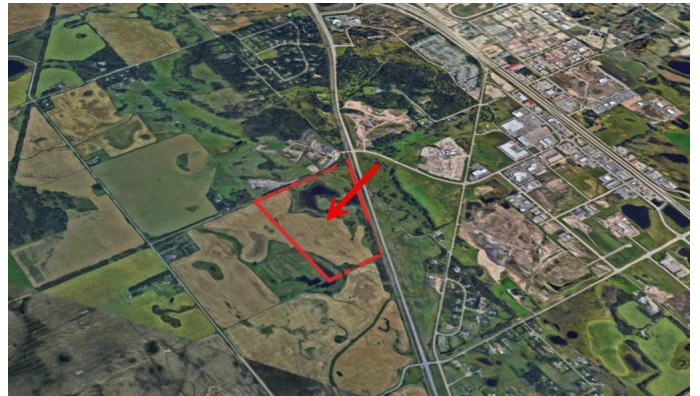
This quarter sits in proximity to other lands under the same ownership and may be sold individually or with other quarters (SE,

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

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|-----------|------------------|
| 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

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|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 69 |
| Zoning | AG |

Listing Details

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|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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