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**Range Road 243  
Rural Vulcan County, Alberta**

**MLS # A2248231**



**\$750,000**

**Division:** NONE

**Lot Size:** 160.00 Acres

**Lot Feat:** -

**By Town:** Champion

**LLD:** 22-14-24-W4

**Zoning:** AG

**Water:** None

**Sewer:** -

**Utilities:** -

Here's your chance to own a full quarter section in a great location between Champion and Clear Lake! 160 acres of opportunity waiting for the right buyer. With approximately 120 acres currently cultivated and seeded to fall rye, around 4 acres with trees, and the balance in native grass and pasture, this undivided parcel offers both productivity and natural beauty. The land is fully fenced with four-strand barbed wire and features two separate access points off Range Road 243. Gently rolling slopes and big Alberta skies create the perfect setting, and on clear days, you'll be treated to mountain views that stretch across the horizon. Whether you're looking to expand your farming operation, diversify your investment portfolio, or carve out a homestead with plenty of room to grow, this versatile piece of land is well worth a look.