

**In Special Area 2  
Rural Special Areas No. 2, Alberta**

**MLS # A2254817**

**\$850,000**



**Division:** NONE

**Cur. Use:** Agricultural, Farm, Grazing, Pasture

**Style:** -

**Size:** 0 sq.ft.

**Age:** -

**Beds:** -

**Baths:** -

**Garage:** -

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Near Town:** -

**LLD:** 2-23-1-W4

**Zoning:** AG

**Utilities:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Major Use:** Grain

Two parcels for sale, this one in Alberta consisting of 380 Acres +/- of land near Empress AB. This property must sell in conjunction with MLS SK018798 in Saskatchewan RM 261. The 2 parcels consist of 17 quarters of grain land along the SK-AB border. There are 14 quarters located in Saskatchewan and 3 in Alberta. We have broken this land into two listings due to provincial regulations but both listings must sell together. Two parcels for sale, this one in Alberta consisting of 380 Acres +/- of land near Empress AB, MLS # A2254817 (listed at \$850,000). This listing consists of approx 365 Acres +/- cultivated acres and remainder is pasture. This Alberta property must sell in conjunction with MLS SK018798 in Saskatchewan RM 261, (listed at \$7,850,000). Many of these fields are large multi quarter fields, making for ease of modern farming practices. The land has strong soil classifications and strong average assessed value. The soil is a mix of heavy clay, clay and clay loam. The SAMA stone rating is mostly "slight" or "none to few"; and the SAMA topography rating is mostly "level to nearly level" and "gentle slopes". Yard site in Saskatchewan with two Alcafab trailers and 40x80 shop. There is good all-season road access to the land. 2464.1 Total Acres (ISC), 2132 Cultivated Acres (SAMA), 293 Native Grass Acres (SAMA), 195 Wetland/Bush Acres (SAMA), 3,770,270 Farmland Only Assessed Value (SAMA), \$4174.36 Per Total Acre (ISC), \$4080.68 Per Cultivated Acre (SAMA), 2.3 times the Assessed Value, Crop Insurance Soil rating is E to K. Take a look at this large offering of the two parcels totaling over 2400 Acres.