

**NW 19-48- 2-W5
Warburg, Alberta**

MLS # A2270049



\$2,100,000

Division: NONE

Lot Size: 307.86 Acres

Lot Feat: -

By Town: Warburg

LLD: 19-48-2-W5

Zoning: Agricultural

Water: Dugout, Private

Sewer: -

Utilities: -

Impressive Half Section includes 2 adjacent well-developed Quarters (NW19 & NE19) #3 Soil, fully fenced and cross-fenced totaling 307.86 acres with four titles. These four parcels are +/- 80ac each and all have direct wide access approaches with steel gates. The land features approx. 125ac of Alfalfa mix Hay, plus open tame & native pasture, with some attractive treed woodlot areas. It is well-suited for hay production, crops, and livestock, with excellent agricultural value. Additional value comes from the 3 existing Surface Leases, rented Hay land and rented Pasture. -The 4 Parcels include multiple developed water sources including 6 dugouts, 2 bored/drilled wells plus 1 artesian well, making them ideal for future farm operation(s) and residential development. The land has visible fences or markers and natural shelterbelts enhancing wind protection, field separation; and also if desired to support future residential or recreational development. -Conveniently located just 2+ miles from Warburg, AB, and only 45 minute Drive from Edmonton International Airport, the land is near amenities such as stores, restaurants, schools, fuel stations, and churches. This attractive package is expected to appeal to a wide range of buyers and investors. Co-Listed with Jim Brown of SUTTON GROUP-Lethbridge