

**In Kneehill County  
Rural Kneehill County, Alberta**

**MLS # A2271434**



**\$2,700,000**

**Division:** NONE

**Cur. Use:** Agricultural

**Style:** -

**Size:** 0 sq.ft.

**Age:** -

**Beds:** -

**Baths:** -

**Garage:** -

**Lot Size:** 158.00 Acres

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Near Town:** Torrington

**LLD:** 11-32-26-W4

**Zoning:** Agricultural District

**Utilities:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Major Use:** Barley, Grain, Oats, Wheat

Increase your land base by a half section of Central Alberta farmland. Offered for sale are the following 2 quarters: NW 11-32-26 W4 and SW 14-32-26 W4. Check out this half section that parallels Secondary 805 South of Torrington. SW 14-32 was seeded to oats last crop year. NW 11-32 has been in hay for last several years. Buy now and plan for next year's crop and input requirements.. 2- 5,000 bushel Bins with aeration and on concrete pads on the SW 14-32 . Surface lease income to be determined. County Assessment shows 158 Acres NW 11-32 147 Cultivated and 11 Pasture. and SW 14-32 County Assessment shows 159 Total acres, 112 cultivated and 47 pasture. Another option is to build on SW corner of 11-32, it is next to pavement or subdivide out an acreage to recover some of purchase cost.