



On Township Road 484
Rural Beaver County, Alberta

MLS # A2273743

\$925,000



Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. **Age:** -

Beds: - **Baths:** -

Garage: -

Lot Size: 161.00 Acres

Lot Feat: -

Water: -

Sewer: -

Near Town: Viking

LLD: 29-48-11-W4

Zoning: Ag

Utilities: -

Heating: -

Floors: -

Roof: -

Basement: -

Exterior: -

Foundation: -

Features: -

Major Use: Grain

Just northeast of Viking, this exceptional quarter section offers 147 cultivated acres boasting excellent soil quality—ideal for expanding your agricultural operation or adding a productive piece to your land portfolio. This high-yield farmland has been meticulously maintained and provides strong long-term farming potential. Adding to its value, the property includes approximately \$1,100 in annual surface lease revenue, offering a steady supplementary income stream. Well located with good access and surrounded by strong agricultural operations, this is a fantastic opportunity to secure quality land in a highly regarded farming region.