

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:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Viking
Basement:	-	LLD:	29-48-11-W4
Exterior:	-	Zoning:	Ag
Foundation:	-	Utilities:	-
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.