

**Range Road 262**  
**Rural Wheatland County, Alberta**

**MLS # A2276313**



## \$1,100,000

**Division:** NONE

**Lot Size:** 123.00 Acres

**Lot Feat:** -

**By Town:** Lyalta

**LLD:** 10-25-26-W4

**Zoning:** AG

**Water:** See Remarks, Well

**Sewer:** -

**Utilities:** -

Exceptional opportunity to acquire 123 &plusmn; acres of prime agricultural land in Wheatland County, ideally located near Lyalta. This well-situated parcel is bordered directly by the Western Irrigation District (WID) canal, offering excellent irrigation potential. A current water report is available, providing valuable due diligence for agricultural or long-term land investment buyers. The land features open, productive acreage with strong access and proximity to major transportation routes, making it suitable for a variety of agricultural uses. Rare offering in a highly sought-after farming area with dependable water infrastructure.