

**Range Road 212
Rural Strathcona County, Alberta**

MLS # A2276501



\$1,350,000

Division: NONE

Lot Size: 150.00 Acres

Lot Feat: -

By Town: Fort Saskatchewan

LLD: 23-55-21-W4

Zoning: AG

Water: None

Sewer: -

Utilities: -

Up for Tender – 150 Acres of Prime Agricultural Land Offers accepted until Noon on March 11, 2026 This 150-acre parcel of high-quality Agricultural #1 soil is located in a highly productive farming region of Fort Saskatchewan, Alberta. The excellent soil profile makes this land well suited for a wide range of crop production, including potatoes and other intensive agricultural uses. Ideally situated just 10 minutes northeast of Fort Saskatchewan, the property is located approximately ½ mile south of Highway 15 on Range Road 212, offering convenient access via established transportation routes. The land lies in close proximity to Alberta’s Industrial Heartland, Canada’s largest hydrocarbon processing region and a hub for petrochemical, energy, and advanced manufacturing industries. This strategic location benefits from long-term infrastructure investment, strong transportation networks, and sustained industrial growth—adding to the area’s long-term land value and investment appeal. This property presents an excellent opportunity to expand an existing farming operation or to add premium-quality farmland to an agricultural investment portfolio in a region known for both productivity and stability. A rare opportunity to acquire top-tier farmland in a desirable and strategically positioned location. Legal Land Description: SW-23-55-21-W4 Tender & Offer Instructions: As per Seller’s instructions, the Seller will not consider any offers until 1:00 PM on March 11, 2026. All offers must be submitted to Real Estate Centre in a sealed envelope (email submission by arrangement) and must be written on an AREA Purchase Contract by a REALTOR® licensed in the Province of Alberta. The Seller reserves the right to accept, counter, or reject any offer, and the highest or any offer may not necessarily be accepted. All offers must be left open until 1:00 PM on March 13, 2026.