

On Range Road 222
Rural Lacombe County, Alberta

MLS # A2278552



\$869,000

Division: NONE

Cur. Use: Agricultural

Style: -

Size: 0 sq.ft.

Age: -

Beds: -

Baths: -

Garage: -

Lot Size: 154.48 Acres

Lot Feat: -

Water: -

Sewer: -

Near Town: Alix

LLD: 11-40-22-W4

Zoning: AG

Utilities: -

Heating: -

Floors: -

Roof: -

Basement: -

Exterior: -

Foundation: -

Features: -

Major Use: Barley, Canola

This bare farmland parcel offers 140.36 acres of Class 3 cultivated cropland, along with 5.64 acres of improvable land and 8.25 acres of low area. An additional 0.28 acres is under surface lease, generating approximately \$4,000 per year in annual revenue from Ember Resources Inc., providing reliable passive income. Ideally located just 1 mile off pavement and Highway 601, the property provides convenient access and is situated only 6 miles from Alix, making it well-positioned for a variety of agricultural operations.