

182020 Range Road 254  
Rural Vulcan County, Alberta

MLS # A2282910



## \$795,000

**Division:** NONE

**Lot Size:** 130.00 Acres

**Lot Feat:** Views

**By Town:** Brant

**LLD:** 17-18-25-W4

**Zoning:** AG

**Water:** See Remarks

**Sewer:** -

**Utilities:** Natural Gas at Lot Line

This expansive agricultural holding offers a rare blend of immediate functionality and future development flexibility through a county-approved subdivision allowing 3 grouped country residential parcels while retaining a substantial balance of productive land. Subdivision approval by Vulcan County confirms 3 individual parcels of approximately 5 acres each, creating a compelling opportunity for developers, investors or multi-generational ownership seeking long-term value with clear planning certainty. The remaining land preserves scale and privacy while supporting agricultural use, lifestyle acreage or strategic land banking in a region known for open views and strong water availability. Several elevated building sites are already identified, supported by an existing driveway that simplifies access and future construction planning. A newly drilled well with a solar powered system provides immediate off-grid capability, reducing infrastructure costs and increasing resilience for rural living or phased development. Local groundwater conditions are well regarded, with artesian wells common throughout the area, supporting reliable water supply for residential, agricultural or livestock use. Land use is well established, with pasture currently in place and approximately 5 acres newly seeded to hay, while the balance has been farmed historically and remains suitable for future cultivation. Full perimeter fencing and cross fencing allow for efficient rotational grazing, supporting livestock operations or hobby farming with minimal additional investment. A set of corrals located in the southeast corner adds functional agricultural value, while existing footings for a 40 x 60 shop provide a head start on outbuilding development for equipment storage, workshops, or operational use. Utility access further strengthens the offering, with power readily accessible and natural gas available to the property boundary, supporting a range of residential or agricultural build scenarios. The approved subdivision structure enhances exit flexibility, allowing future resale of individual parcels while maintaining the integrity of the overall landholding. Location within Vulcan County balances rural privacy with practical access to surrounding communities, making this a strategic acquisition for buyers seeking land with confirmed planning approvals, existing improvements and multiple paths for future use.