

Hyw 24
Rural Vulcan County, Alberta

MLS # A2286473



\$3,999,999

Division: NONE

Lot Size: 256.00 Acres

Lot Feat: -

By Town: Carseland

LLD: 26-21-25-W4

Zoning: AG

Water: None

Sewer: -

Utilities: -

Welcome to the Malmberg farm. This is an incredible piece of property featuring approximately 256 acres of mostly flat, high quality farmland. This land has been in the family for over 30 years and has been maintained to the highest standards of land stewardship. The property is a stable agricultural asset well suited for producers looking to expand or investors seeking long-term value. It includes approximately 186 irrigated acres with high yields supported by a modern pivot system and dependable water rights. Additionally, there are approximately 70 acres of a high producing hay blend. Beyond its agricultural productivity, the land offers excellent infrastructure, sweeping views of the Bow River and mountains, and multiple ideal locations for a potential home site. This is a turn key opportunity ready for possession on April 15, 2026. Interested parties may choose their own realtor to represent them in this process. Please note that all offers must be sealed and delivered on or before March 12 to: Arnold and Arnold Law Office #16 2nd Ave SE High River, AB Attn: Tyler Arnold (403-652-2242)