

\$1,495,000 - #911016 Hwy 35, Rural Northern Lights, County of

MLS® #A2146065

\$1,495,000

4 Bedroom, 3.00 Bathroom,
Agri-Business on 310.00 Acres

NONE, Rural Northern Lights, County of,
Alberta

Here is a chance to purchase a newer modular home and a 1/2 section of good open farmland located right on the pavement only 1.5 miles south of Manning Ab.! Property comes with a 18 yr old 1385 sq. ft. modular home with 4 bedroom 3 bathroom with full finished basement! Yard is nicely landscaped with lawn grass, spruce & poplar trees for sound barrier and wind break! Also has a garden spot & fire pit! Farmland consists of 310 acres with 295 cultivated and seeded to canola this year! There is a gas lease that has paid \$2400 for 2024! Current Renter for land is paying \$65 per acre for 2024 crop year!



Essential Information

| | |
|------------|---------------|
| MLS® # | A2146065 |
| Price | \$1,495,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Acres | 310.00 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Status | Active |

Community Information

Address #911016 Hwy 35

| | |
|-------------|----------------------------------|
| Subdivision | NONE |
| City | Rural Northern Lights, County of |
| County | Northern Lights, County of |
| Province | Alberta |
| Postal Code | T0H 2M0 |

Amenities

| | |
|-----------|----------------------|
| Utilities | Electricity Paid For |
|-----------|----------------------|

Interior

| | |
|------------|---|
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
|------------|---|

Exterior

| | |
|-----------------|------|
| Lot Description | Farm |
|-----------------|------|

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 30th, 2024 |
| Days on Market | 317 |
| Zoning | Agriculture |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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