

# \$710,000 - X Range Road 11-0, Special Areas No. 2

MLS® #A2210600

**\$710,000**

0 Bedroom, 0.00 Bathroom,  
Land on 620.30 Acres

NONE, Special Areas No. 2, Alberta

Pasture land is available for sale southeast of Spondin in Special Areas #2, featuring two deeded quarters and two leased quarters, all connected in one contiguous block and fully perimeter fenced. One of the leased quarters is a cultivation lease with 140.30 acres seeded to grass, while the other is a grazing lease encompassing the full 160 acres. The property includes three dugouts for reliable water sources, and the grass is expected to be abundant as no livestock has grazed the land in the past two years. This is a great opportunity for ranchers or investors looking for well-maintained pasture land, with all four quarters being sold together as a package—no individual sales. Contact us today for more information or to arrange a viewing. SW-12-32-11-W4 deeded, NE-1-32-11-W4 deeded, NW-12-32-11-W4 lease, and NW-1-32-11-W4 lease.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2210600        |
| Price     | \$710,000       |
| Bathrooms | 0.00            |
| Acres     | 620.30          |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | X Range Road 11-0   |
| Subdivision | NONE                |
| City        | Special Areas No. 2 |
| County      | Special Area 2      |
| Province    | Alberta             |
| Postal Code | T0J1P0              |

### **Additional Information**

|                |                       |
|----------------|-----------------------|
| Date Listed    | April 8th, 2025       |
| Days on Market | 136                   |
| Zoning         | Agricultural District |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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