# \$1,382,250 - On Township Road 375, Rural Red Deer County

MLS® #A2225030

\$1,382,250

0 Bedroom, 0.00 Bathroom, Land on 110.00 Acres

NONE, Rural Red Deer County, Alberta

Productive farmland in a prime corridor west of Red Deer – this 110.58-acre parcel offers strong holding value and steady income.

Located on NE 30-37-27-W4M with municipal road access and a mix of 55 cultivated acres and open pasture.

Soil is primarily Orthic Black Chernozem with a Loam/Silty Loam base and strong drainage. Cultivated land has been previously farmed to barley under informal use at 22 bu/ac ×\$6.00. Includes AltaLink utility lease income of \$5,141/year with supporting documents available. This quarter sits in proximity to other lands under the same ownership and may be sold individually or with other quarters (SE, NE, NW 25-37-28-W4M and SW 31-37-27-W4M) totaling over 675 acres. No formal crop lease or residential structures. Great access, strong soils, and proven land performance.

#### **Essential Information**

MLS® # A2225030 Price \$1,382,250

Bathrooms 0.00
Acres 110.00
Type Land

Sub-Type Residential Land

Status Active







## **Community Information**

Address On Township Road 375

Subdivision NONE

City Rural Red Deer County

County Red Deer County

Province Alberta

Postal Code T4E 1W8

#### **Additional Information**

Date Listed May 27th, 2025

Days on Market 147

Zoning AG

## **Listing Details**

Listing Office eXp Realty

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