

# \$1,440,000 - On Township Road 375, Rural Red Deer County

MLS® #A2225030

**\$1,440,000**

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.

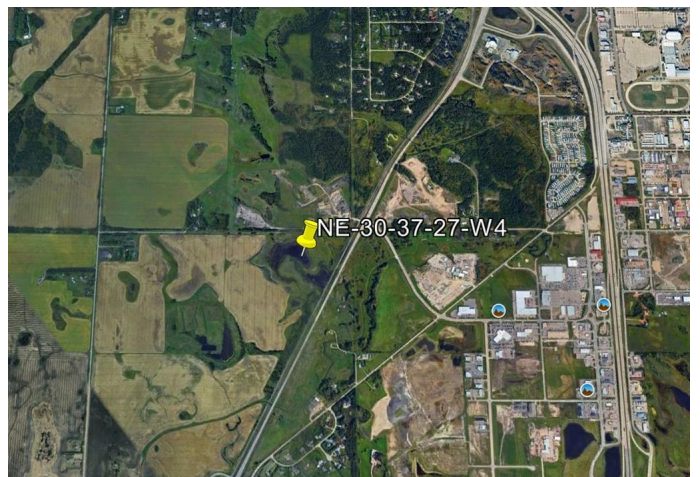
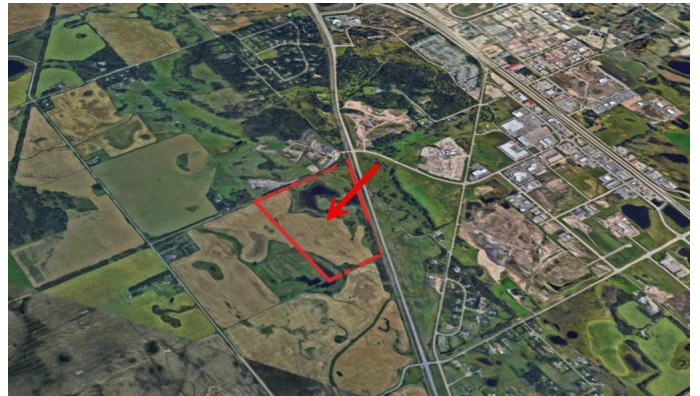
This quarter sits in proximity to other lands under the same ownership and may be sold individually or with other quarters (SE,

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	\$1,440,000
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	47
Zoning	AG

## Listing Details

Listing Office	eXp Realty
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