



THE
A-TEAM

**RE/MAX
FIRST**

4;25;24;26 NE 244046 RANGE ROAD 251 , Rural Wheatland County T1P 0P1

MLS® #: **A2109246** Area: **NONE** Listing Date: **02/26/24** List Price: **\$2,700,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Rural Wheatland County**

Year Built: **0**
Lot Information
 Lot Sz Ar: **4,503,232 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

331
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple** Zoning: **AG**
 Legal Desc:

Remarks

Pub Rmks: **Over 100 acres of productive farm land with irrigation licenses and equipment. This is a fantastic opportunity to own farm land with future development opportunities possible.**
 Inclusions: **Wheel move; pump**
 Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123