



THE
A-TEAM

**RE/MAX
FIRST**

240074A RANGE ROAD 242 , Rural Wheatland County T0J3G0

MLS®#: **A2114268**

Area: **NONE**

Listing Date: **03/15/24**

List Price: **\$1,200,000**

Status: **Active**

County: **Wheatland County**

Change: **-\$160k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Commercial Land

City/Town:

**Rural Wheatland
County**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Year Built:

0

Lot Information

Lot Sz Ar:

6,601,518 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

DOM

66

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

Zoning:

1

Remarks

Pub Rmks:

Amazing opportunity near Eagle Lake. NE section of a parcel of Strathmore lands which are located in Wheatland County, approximately 6.0 km east of Strathmore and approximately 1.0 km south of Highway #1. The parcels are a mix of cultivated, depressional and grassland areas. SE parcel also listed separately, INVESTOR

Inclusions:
Property Listed By:

POTENTIAL! Surface lease income generation. GST due diligence required.
N/A
Bode Platform Inc.

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











