



THE
A-TEAM

**RE/MAX
FIRST**

TOWNSHIP ROAD 272 , Rural Rocky View County T4B 2A3

MLS® #: **A2126579** Area: **NONE** Listing Date: **04/26/24** List Price: **\$899,999**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
 Sub Type: **Agriculture**
 City/Town: **Rural Rocky View County**

Year Built: **0**
Lot Information
 Lot Sz Ar: **6,093,172 sqft**
 Lot Shape:

Access: **See Remarks**
 Lot Feat: **Creek/River/Stream/Pond,Farm,Irregular Lot**
 Park Feat:

DOM

208
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: **Beautiful 139.88 acres +/- with stunning VIEWS in every direction. Many gorgeous building sites on this property, and there is an improved road (TWP RD 272) on the south boundary of the 1/4 and an unimproved road allowance on the west. Currently gently rolling pasture with West Nose Creek running through it, making it an ideal property for grazing cattle. Adding to the versatility of the property the North portion of the land was in crop several years ago and rented out. This fantastic location is minutes from Airdrie on the NE corner of TWP 272 and Range Road 24. Please do not enter property without permission. Call to book your private showing!**

Inclusions: **NA**

Property Listed By:

RE/MAX Rocky View Real Estate

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





