

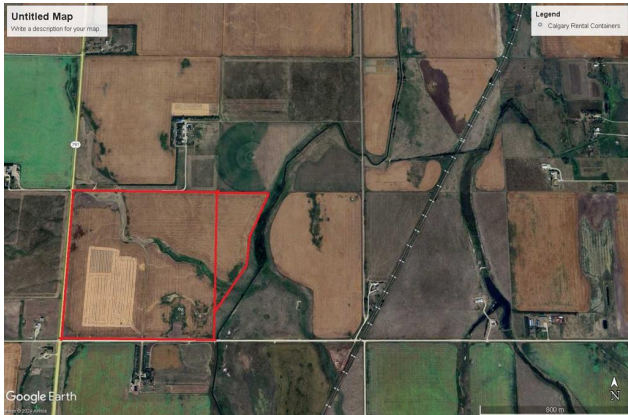


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**RANGE ROAD 280 , Rural Rocky View County T4A 1J3**

MLS® #: **A2163135**      Area: **NONE**      Listing Date: **09/04/24**      List Price: **\$1,636,250**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Rural Rocky View County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **8,145,720 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

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

DOM

**14**  
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>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:      Zoning:  
**Fee Simple**      **Agriculture General**  
 Legal Desc:

Remarks

Pub Rmks: **Great opportunity to own a QUARTER with and additional 27 acres +/- for a total of 187 acres +/- . Located SW of Kathryn on the corner of RR 280 and TWP RD 260, this is a great location being only a mile and a half off pavement. The property is cultivated in canola with a small draw (see google earth shot). There is another 147 acres +/- available on a mile up the road (east side MLS A2163168) also available for sale! Opportunities to obtain large scale land have become a rarity in recent years, don't miss out on this one!**

Inclusions:  
Property Listed By:

**NA**  
**RE/MAX Rocky View Real Estate**

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

