



THE
A-TEAM

**RE/MAX
FIRST**

255002 RANGE ROAD 241 , Rural Wheatland County T1P 0K9

MLS®#: **A2174872** Area: **NONE** Listing Date: **10/28/24** List Price: **\$2,200,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 City/Town: **Rural Wheatland County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **10,236,600 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

86
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: **Well**
 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 **AG**
 Legal Desc:

Remarks

Pub Rmks: **WOW....235 acres with 50 acres irrigation rights...approximately. 205 acres cultivated balance pasture.....includes a 2204 sq. ft. home with some upgrades .such as.....septic tank, furnaces , bathrooms.....and shop, Quonset and many older out buildings.....Note: there is a drainage pipe running under ground from the Ne 25 to the north under SE 35 draining into the coulee to the north....**

Inclusions:
Property Listed By:

Fridge, Stove, Dishwasher, washer, Dryer
RE/MAX Realty Horizon

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





