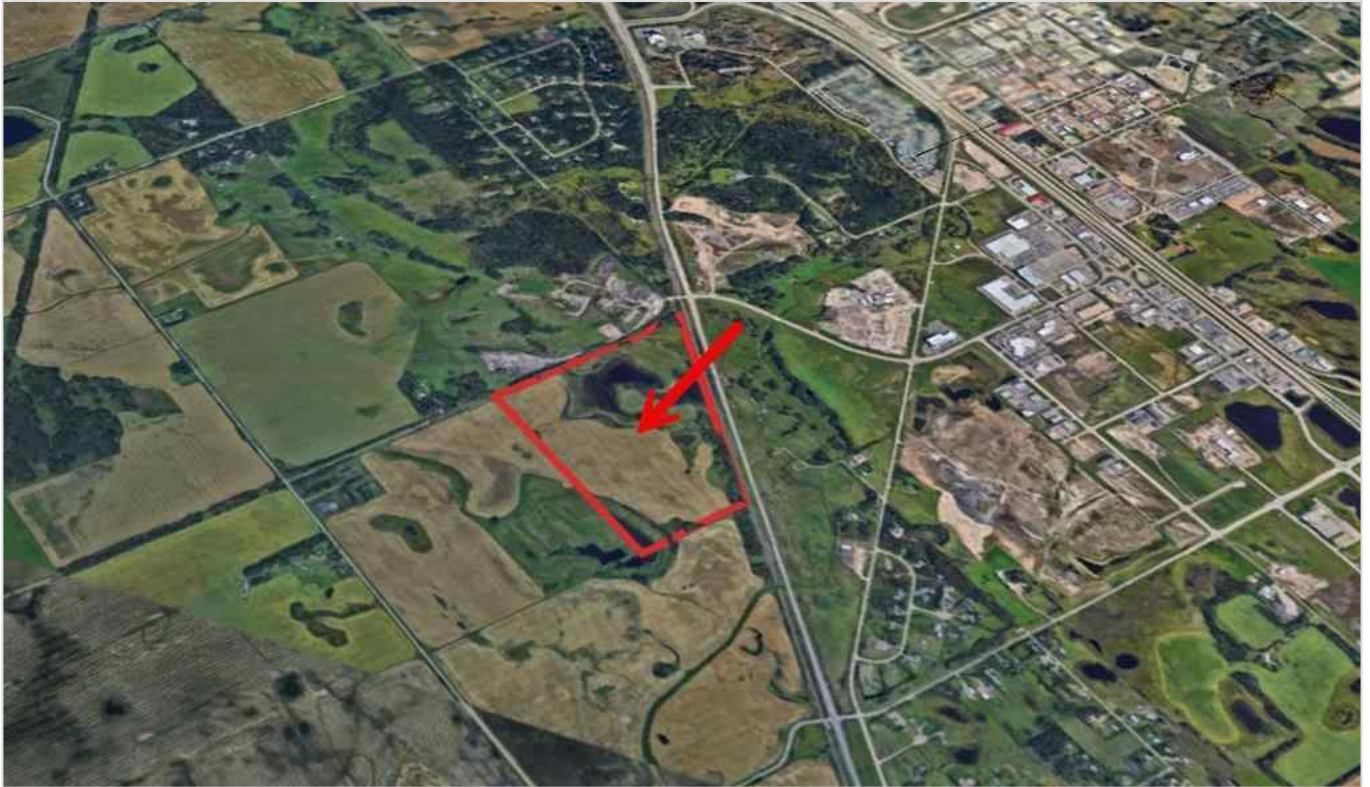




## On Township Road 375 , Rural Red Deer County, Alberta - \$1,382,250



Main Photo

### Property Description

Productive farmland in a prime corridor west of Red Deer – this 110.58-acre parcel offers strong holding value and steady income. Located on NE 30-37-27-W4M with municipal road access and a mix of 55 cultivated acres and open pasture.

Soil is primarily Orthic Black Chernozem with a Loam/Silty Loam base and strong drainage. Cultivated land has been previously farmed to barley under informal use at 22 bu/ac × \$6.00. Includes AltaLink utility lease income of \$5,141/year with supporting documents available. This quarter sits in proximity to other lands under the same ownership and may be sold individually or with other quarters (SE, NE, NW 25-37-28-W4M and SW 31-37-27-W4M) totaling over 675 acres. No formal crop lease or residential structures. Great access, strong soils, and proven land performance.

### REALTOR Referral





REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: eXp Realty*



P: