



805028 Range Road 10 , Rural Fairview No. 136, M.D. of, Alberta - \$949,000



Main Photo

Property Description

Welcome to an exceptional agricultural opportunity in the heart of northern Alberta's Peace Country. This 320-acre farm, made up of two full quarter sections, is ideally located a short drive from Fairview, a well-established farming community known for its fertile soils, diverse crop production, and strong rural roots. Currently utilized for high-yield hay production, this expansive property offers fertile, well-drained soils suitable for a variety of crops. Whether you're looking to continue with hay, rotate into grain, or diversify your operation, the land is versatile and ready for your vision. The farm includes a comfortable home with loads of potential—ready for a modern update or flip. The home features an open-concept kitchen and living area, creating a bright and welcoming space for family gatherings and everyday living. It includes two bedrooms, a full bathroom, and a master bedroom with a private ensuite. A spacious laundry area adds convenience, while the unfinished basement offers ample storage and loads of potential—whether you're looking to add more living space, create a workshop, or design the basement of your dreams. In addition to the home, the property features multiple outbuildings—ideal for equipment storage, workshop use, or livestock operations. These structures support a wide range of agricultural activities and are

positioned to make your day-to-day operations more efficient. Whether you're a seasoned producer looking to expand, a young farmer searching for your start, or an investor with an eye for agri-flipping potential, this property checks every box. The property offers unlimited co-operative water at only \$200 per year! Call your favorite realtor today to take a look! Home is sold AS IS.

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