

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

MLS® #A2225030

**\$1,382,250**

0 Bedroom, 0.00 Bathroom,  
Land on 110.00 Acres

NONE, Rural Red Deer County, Alberta

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.

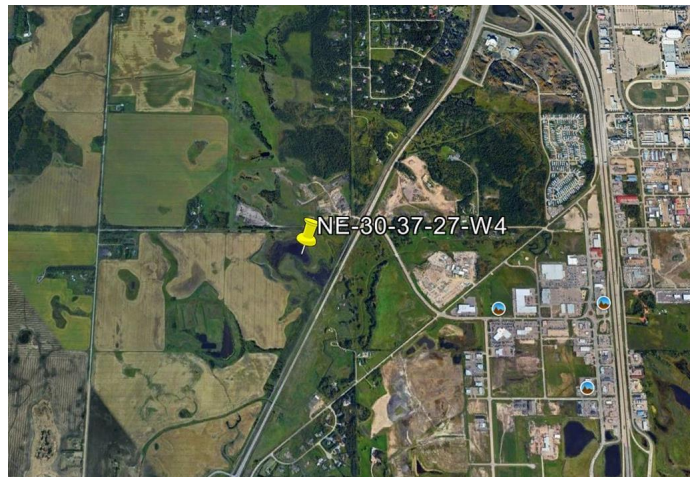
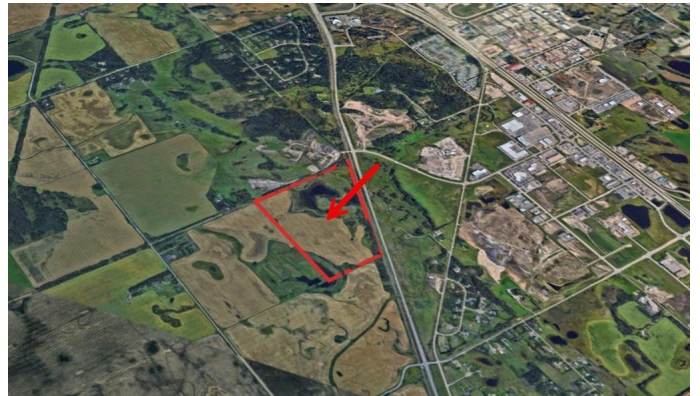
This quarter sits in proximity to other lands under the same ownership and may be sold individually or with other quarters (SE,

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.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2225030         |
| Price     | \$1,382,250      |
| Bathrooms | 0.00             |
| Acres     | 110.00           |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | On Township Road 375  |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4E 1W8               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 162            |
| Zoning         | AG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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