

# \$829,000 - Range Road 241, Rural Westlock County

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MLS® #A2252165

**\$829,000**

0 Bedroom, 0.00 Bathroom,  
Land on 160.00 Acres

NONE, Rural Westlock County, Alberta

Newly cultivated and ready for seeding – this 160-acre parcel offers an excellent opportunity to own productive farmland in a strong agricultural area. Worked and converted from pasture in the fall of 2025, the land is now ready for its first crop.

The property is already subdivided into two 80-acre titles, offering flexibility for building, resale, or multi-use operations. Approximately 145 acres are cultivated and level, with the remaining 15 acres treed, providing natural shelter and diversity. The land features Class 2 soil, well-suited for grain farming, cattle, or mixed operations, and is fully fenced for livestock if desired.

A dugout provides reliable water access, and sand reserves estimated at 30,000 cubic yards add extra long-term investment potential. Conveniently located near the communities of Legal and Vimy, this quarter combines easy access to amenities with a quiet rural setting.

Whether you're looking to expand your farm, build your dream homestead, or hold valuable land as an investment, this property presents a rare and versatile opportunity.

Legal Land Description: SW-36-58-24-W4

## Essential Information



|           |                 |
|-----------|-----------------|
| MLS® #    | A2252165        |
| Price     | \$829,000       |
| Bathrooms | 0.00            |
| Acres     | 160.00          |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | Range Road 241        |
| Subdivision | NONE                  |
| City        | Rural Westlock County |
| County      | Westlock County       |
| Province    | Alberta               |
| Postal Code | T0G 2J0               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 84                |
| Zoning         | AG                |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

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