

\$1,975,000 - On, Twp Road 410, Rural Flagstaff County

MLS® #A2225290

\$1,975,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 320.00 Acres

NONE, Rural Flagstaff County, Alberta

Discover the perfect blend of productivity and natural beauty on this flat and fertile 1/2 section (approximately 320 +/- Acres). With 172 acres of arable farmland ready for boundary-to-boundary farming, the remainder of the property features a mix of trees, wildlife habitat, and trial areasâ€”ideal for recreation, conservation, or future development. Located near the scenic Battle River and Bigknife Provincial Park, this property offers both privacy and access to nature. Enjoy an annual surface lease income of approximately \$1,000 from a power transmission line. Whether you're expanding your farm operation, seeking an investment, or looking for a unique rural retreat, this property offers exceptional value and potential. Both 1/4's are uncut with no subdivisions yet taken out.

Essential Information

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|-----------|---------------|
| MLS® # | A2225290 |
| Price | \$1,975,000 |
| Bathrooms | 0.00 |
| Acres | 320.00 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Status | Active |

Community Information

Address On, Twp Road 410



| | |
|-------------|------------------------|
| Subdivision | NONE |
| City | Rural Flagstaff County |
| County | Flagstaff County |
| Province | Alberta |
| Postal Code | T0B 4C0 |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 3 |
| Zoning | AG |

Listing Details

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|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
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