# \$2,999,000 - 265042 Township Road 694, Rural Lesser Slave River No. 124, M.D. of

MLS® #A2232775

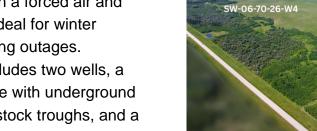
#### \$2,999,000

5 Bedroom, 2.00 Bathroom, 1,472 sqft Agri-Business on 777.00 Acres

NONE, Rural Lesser Slave River No. 124, M.D. of, Alberta

Exceptional Opportunity to Own Prime Farmland with Homestead and Historic Landmark

Located just off Highway 2 and Range Road 265 near Hondo, this rare offering includes five quarter sectionsâ€"approximately 777 acresâ€"being sold together as one block. With a mix of productive farmland, well-maintained infrastructure, and the iconic "Little White Church,― this property combines agricultural value with local heritage. At the heart of the land is a spacious five-bedroom home with over 2,800 square feet of living space and a double detached garage / workshop. The home has been thoughtfully upgraded with a new roof (2015), triple-pane windows and siding (2019), and features a water filtration system, R40 insulation in the attic and R20 throughout. Heating is provided by both a forced air and wood-burning furnaceâ€"ideal for winter efficiency and backup during outages. The home quarter also includes two wells, a large dugout, a pumphouse with underground water lines to multiple livestock troughs, and a massive 32' x 280' machine shed. The land is currently in grass and hayâ€"ready for cattle or



fully fenced and cross-fenced, with open areas other farming uses.









quarter with former homestead services still in place: power, gas, water well, septic, and a dugout feeding a 1,000-gallon water tank. North of the home quarter is another fenced section with a creek, dugout, and additional water trough infrastructure.

The final two quarters sit prominently at the corner of Hwy 2 and RR 265 and are also cross-fenced with water systems in place. A prior subdivision removed about 10.5 acres, but the remaining land remains fully usable. These parcels, currently set up for cattle, offer excellent flexibility for expanded agricultural use or development.

This land package currently earns lease revenue and presents long-term value for farmers, investors, or anyone seeking a substantial agricultural holding in a productive, well-connected region.

Built in 1985

#### **Essential Information**

A2232775
\$2,999,000
5
2.00
2
1,472
777.00
1985
Agri-Business
Agriculture
Bungalow
Active

## **Community Information**

Address	265042 Township Road 694
Subdivision	NONE
City	Rural Lesser Slave River No. 124, M.D. of

County Province Postal Code	Lesser Slave River No. 124, M.D. of Alberta T0G 1G0
Amenities	
Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking	Additional Parking, Double Garage Detached, Driveway, Garage Faces Front, RV Access/Parking
# of Garages	2
Interior	
Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Separate Entrance, Storage, Vinyl Windows
Appliances	Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Combination, Wood Stove, Wood
Has Basement	Yes
Basement	Finished, Full
Exterior	

Exterior Features	Fire Pit, Garden, Private Yard, Storage, Rain Barrel/Cistern(s)
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	June 18th, 2025
Days on Market	27
Zoning	А

## **Listing Details**

Listing Office eXp REALTY

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