

\$479,369 - Twp Rd 524 Rr 32, Marwayne

MLS® #A2250783

\$479,369

0 Bedroom, 0.00 Bathroom,
Land on 142.56 Acres

NONE, Marwayne, Alberta

?? 142 Acres â€“ Just 2 Miles West of
Marwayne, AB ??

This fantastic quarter section offers a great mix of hay land, pasture, and natural beauty, making it an excellent opportunity for ranchers, farmers, or outdoor enthusiasts. The property features a creek that has 3 natural streams feeding it, corrals, and approximately 40 acres of newly seeded pasture/hay land, ideal for expanding your grazing or feed base.

Whether youâ€™re a small rancher looking for the perfect setup or part of a larger operation in need of a designated breeding pasture, this property has the versatility to suit your needs. The surrounding area is renowned for its exceptional hunting, adding even more value to this quarter.

With multiple potential building sites, you also have the option to create your dream country home while enjoying the peace, and productivity of the land.

?? Only 2 miles west of Marwayne, this property provides the perfect balance of rural living with easy access to town.



Essential Information

| | |
|--------|-----------|
| MLS® # | A2250783 |
| Price | \$479,369 |

| | |
|-----------|------------------|
| Bathrooms | 0.00 |
| Acres | 142.56 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | Twp Rd 524 Rr 32 |
| Subdivision | NONE |
| City | Marwayne |
| County | Vermilion River, County of |
| Province | Alberta |
| Postal Code | T0B 2X0 |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 22nd, 2025 |
| Days on Market | 1 |
| Zoning | Ag |

Listing Details

| | |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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