# \$1,500,000 - 35213 Range Road 254, Rural Red Deer County

MLS® #A2256120

## \$1,500,000

4 Bedroom, 1.00 Bathroom, Agri-Business on 145.79 Acres

NONE, Rural Red Deer County, Alberta

The owner is applying to subdivide the house and some buildings from the land. The land and buildings can be sold separately upon subdivision or buyer can purchase the entire site immediately. 145.79 acres 10 miles south west of Pine Lake. approx. 100 acres of crop land 38 acres pasture and and the balance home site. The crop land is rented for 110 per acre. Gas revenue made up of 3 leases total 10,700 per year. The home is well maintained with 2 year old asphalt 30 year shingles. All buildings have metal siding and roofs. The home yard is fenced with a pasture and dugout, ideal for horses cattle, or exotics. The buildings are laid out and designed to provide easy access & protection for all your farm equipment and animals.







## **Essential Information**

MLS® # A2256120 Price \$1,500,000

Bedrooms 4
Bathrooms 1.00
Full Baths 1

Acres 145.79

Type Agri-Business

Sub-Type Agriculture

Status Active

# **Community Information**

Address 35213 Range Road 254

Subdivision NONE

City Rural Red Deer County

County Red Deer County

Province Alberta

Postal Code T4G 0M4

#### **Exterior**

Lot Description Rolling Slope

### **Additional Information**

Date Listed September 10th, 2025

Days on Market 47

Zoning Ag

# **Listing Details**

Listing Office Century 21 Bravo Realty

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