

\$1,000 - Twp 182, Rural Newell, County of

MLS® #A2270953

\$1,000

0 Bedroom, 0.00 Bathroom,
Land on 621.78 Acres

NONE, Rural Newell, County of, Alberta

Available for Tender

Section of grassland with excellent access,
good perimeter fencing just off of Lake Newell,
conveniently located just south of Brooks , with
irrigation approval in place on 74 acres,
including Canal access agreement.

Buyer to take on cost of the approved water
license from the EID as well as Canal turn out
cost.

No irrigation equipment included.

Surface lease revenue total approximately \$
15,000 per year

Low taxes, great location, irrigation upside,
make this a great long holding investment, or
addition to your current ranching operation.

As per sellersâ€™ instructions, the sellers will
not look at any offers until 1Â p.m. on
December 22, 2025. All offers must be
submitted to Real Estate Centre in a sealed
envelope (email by arrangement) andÂ be
written on an AREA purchase contract by a
Realtor licensed in the ProvinceÂ of Alberta.
The seller reserves the right to accept, counter
or reject any offer & the highest or any offer
may not necessarily be accepted. All offers are
required to be left open until 1 p.m. on
December 29, 2025



Essential Information

MLS® #

A2270953

Price	\$1,000
Bathrooms	0.00
Acres	621.78
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	Twp 182
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T1R 1B5

Additional Information

Date Listed	November 13th, 2025
Days on Market	5
Zoning	AG

Listing Details

Listing Office	Real Estate Centre - Fort Macleod
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