

**2600006 689 Highway W
Dixonville, Alberta**

MLS # A2339525



\$400,000

Division: NONE

Lot Size: 120.00 Acres

Lot Feat: -

By Town: -

LLD: 13-87-26-W5

Zoning: Ag

Water: -

Sewer: -

Utilities: -

This quarter section offers approximately 120 acres of versatile farmland, currently rented out and seeded to a grain crop. Approximately 95 acres are cultivated, with a small, treed area along the west end of the property. A 10+/- acre acreage containing the residence and shop is currently in the process of being subdivided from the quarter and is not included in the sale. This productive parcel presents an excellent opportunity for an expanding farming operation or as a solid agricultural land investment in Alberta.