

NE-36-109-13-W5 HWY58
Rural Mackenzie County, Alberta

MLS # A2347012



\$410,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	156.15 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Fort Vermilion
Basement:	-	LLD:	36-106-13-W5
Exterior:	-	Zoning:	A
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Barley, Canola, Hay, Oats

PRICED TO SELL AT \$410K. Down payment now, don't pay the balance until Feb 2027. Make the most of this rare chance to own a productive quarter section of farmland, offering 156+/- Acres, 142 of which is arable land. Located just 5 miles East of the Caribou Mountain Gas Travel Center, about 40 minutes North East out of La Crete towards Beaver Ranch. Currently seeded to Oats, 2025 conventional barley, this property is ready to keep producing for years to come. Land has been used to pasture cattle in the past and has a dugout, as well as fencing around the perimeter. A natural draw runs through the land, adding both scenery and the potential for a perfect yard site location on the NW corner. Don't miss your chance to line up for next year's crop & opportunities like this don't come around often!