

# \$2,561,000 - On Township Road 374, Rural Red Deer County

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MLS® #A2180500

**\$2,561,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 128.00 Acres

NONE, Rural Red Deer County, Alberta

PRIME LOCATION – This 128.09+/- acre property is nestled in between Gasoline Alley and McKenzie Industrial Business Park. Currently zoned agriculturally, this land holds great potential for rezoning and development or keeping as Crop Land. Developers and investors alike will appreciate the possibilities that lie within and will require minimal leveling and a development agreement with Red Deer County. Farmers with this parcel you can add it to your agricultural portfolio and watch your assets rise in value while you have great land to farm. With easy access to essential amenities, this parcel offers perfect convenience. 128.09 +/- Total Acres consisting of 94.22 +/- acres of Cropland and 33.87+/- acres of low land. This parcel can be sold on its own or in conjunction with MLS# A2180470 for an additional 93.95 +/- acres. Whether you're a developer looking for the next big project or an investor searching for a sound long term plan, this property is one you won't want to overlook!



## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2180500    |
| Price     | \$2,561,000 |
| Bathrooms | 0.00        |
| Acres     | 128.00      |

|          |               |
|----------|---------------|
| Type     | Agri-Business |
| Sub-Type | Agriculture   |
| Status   | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | On Township Road 374  |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4E 1P8               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 2nd, 2024 |
| Days on Market | 139                |
| Zoning         | AG                 |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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