

\$1,999,900 - 1542 Township Road 324, Rural Mountain View County

MLS® #A2176460

\$1,999,900

0 Bedroom, 0.00 Bathroom,
Land on 159.00 Acres

NONE, Rural Mountain View County, Alberta

WOW! WOW! WOW! What else can be said to describe this quarter section (159.0 acres) of highly productive cultivated farm & pasture land situated in Mountain View County on the south-west town limit of OLDS, AB. Incredible rural-urban fringe land buying opportunities like this don't come around very often. Approx. 92 acres of cultivatable crop land with the remainder in pasture and yard site. Numerous potential new building site locations for your dream home on this land. The property is being sold with the current tenant (& sub-tenant) in place - \$12,000 rental income per year for the entire property- ask a Realtor for further details. The mature treed yard site has a tenant occupied old house - LIST PRICE BASED ON LAND, SERVICES, & FARM OUTBUILDING VALUE ONLY. The yard site is accessed right off pavement & has power, drilled water well, steel quonset, barn, and 2 steel grain bins. Yard site is on propane - no natural gas service on the property at this time. Subdivide the original yards site or the naturally severed parcel in SW corner (Requires county approval). This once in several generations investment opportunity is not to be missed!!



Essential Information

MLS® # A2176460

| | |
|-----------|------------------|
| Price | \$1,999,900 |
| Bathrooms | 0.00 |
| Acres | 159.00 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 1542 Township Road 324 |
| Subdivision | NONE |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T4H0E5 |

Amenities

| | |
|------------|-------------------------------|
| Utilities | Electricity Paid For, Propane |
| Waterfront | Creek |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Farm, Few Trees, Pasture, See Remarks, Sloped, Views, Wetlands |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | November 4th, 2024 |
| Days on Market | 254 |
| Zoning | 1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.