

\$3,050,000 - Ne-36-22-22-w4, Sw-7-23-21-w4 Nw-6-23-21-w4, Gleichen

MLS® #A2269536

\$3,050,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 470.32 Acres

NONE, Gleichen, Alberta

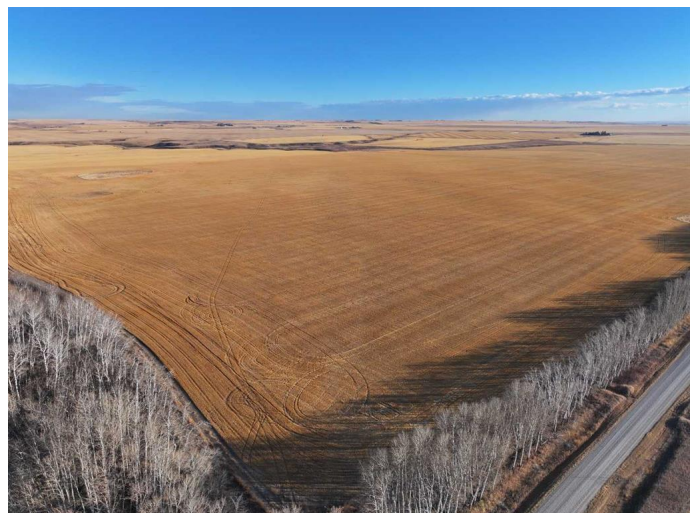
Excellent opportunity to own 470 acres of prime farmland located northeast of Gleichen. This highly productive land features #2 soil, ideal for a variety of crops and farming operations. Each quarter section generates surface lease revenue, providing supplemental income(\$10,505). An irrigation canal runs through the north end of the NE 36-22-22-W4. A rare offering of quality agricultural land “ideal for expanding your current operation or investment portfolio.

As per sellers’™ instructions: The sellers will not consider any offers until 1:00 PM on December 17, 2025. All offers must be submitted to Real Estate Centre in a sealed envelope (email submission by arrangement) and must be written on an AREA purchase contract by a Realtor licensed in the province of Alberta. The seller reserves the right to accept, counter, or reject any offer, and the highest or any offer may not necessarily be accepted. All offers must remain open for a response for 72 hours.

Deadline for all offers to be submitted is 12:00 noon on December 17, 2025.

Essential Information

MLS® #	A2269536
Price	\$3,050,000
Bathrooms	0.00



Acres	470.32
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	Ne-36-22-22-w4, Sw-7-23-21-w4 Nw-6-23-21-w4
Subdivision	NONE
City	Gleichen
County	Wheatland County
Province	Alberta
Postal Code	T0J 1N0

Additional Information

Date Listed	November 5th, 2025
Zoning	AG

Listing Details

Listing Office	Real Estate Centre - Coaldale
----------------	-------------------------------

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.