

\$2,100,000 - Nw 19-48- 2-w5, Warburg

MLS® #A2270049

\$2,100,000

0 Bedroom, 0.00 Bathroom,
Land on 307.86 Acres

NONE, Warburg, Alberta

Impressive Half Section includes 2 adjacent well-developed Quarters (NW19 & NE19) #3 Soil, fully fenced and cross-fenced totaling 307.86 acres with four titles. These four parcels are +/- 80ac each and all have direct wide access approaches with steel gates. The land features approx. 125ac of Alfalfa mix Hay, plus open tame & native pasture, with some attractive treed woodlot areas. It is well-suited for hay production, crops, and livestock, with excellent agricultural value. Additional value comes from the 3 existing Surface Leases, rented Hay land and rented Pasture.

-The 4 Parcels include multiple developed water sources including 5 dugouts, 3 wells and 1 artesian well, making them ideal for future farm operation(s) and residential development. The land has visible fences and natural shelterbelts enhancing wind protection, field separation, also also support future residential or recreational potential. -Conveniently located just 2+ miles from Warburg, AB, and only 45 minute Drive from Edmonton International Airport, the land is near amenities such as stores, restaurants, schools, fuel stations, and churches. This attractive package is expected to appeal to a wide range of buyers and investors. Co-Listed with Jim Brown of SUTTON GROUP-Lethbridge



Essential Information

MLS® #

A2270049

Price	\$2,100,000
Bathrooms	0.00
Acres	307.86
Type	Land
Sub-Type	Recreational
Status	Active

Community Information

Address	Nw 19-48- 2-w5
Subdivision	NONE
City	Warburg
County	Leduc County
Province	Alberta
Postal Code	T0C 2T0

Additional Information

Date Listed	November 12th, 2025
Zoning	Agricultural

Listing Details

Listing Office	Real Estate Centre - Vermilion
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