

NW26,33,24,W4M SW35,33,24,W4M
Trochu, Alberta

MLS # A2249071



\$3,000,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: -

Basement: -

LLD: 26-33-24-W4

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Grain

2 and a half Quarters, 400 acres, all adjoined, Prime Agricultural farmland would make a productive addition to any grain farm operation. Minimal water or tree pots, including the old farm site, gives 370+- arable acres in good soil class area. There are 3 surface leases for Wind Turbines on the 2 full quarters. 6 Older small bins are included and all older buildings on the homestead are as is where is. Though point of note water well is there but unused many years and power is still connected. Offer Review date will begin 1:00pm Sept. 3rd 2025. Offers will be reviewed in the order of received by date and time. (Seller's Fair Market Sale). 3 miles west of hi way 21 on twp. rd. 340 to rge. rd. 242. The 2 1/2 quarters all border 242. W 80 of NW 35, 33, 24, W4M is the 3rd parcel.