

1542 Township Road 324  
Rural Mountain View County, Alberta

MLS # A2176460



**\$1,999,900**

|            |                                                                |
|------------|----------------------------------------------------------------|
| Division:  | NONE                                                           |
| Lot Size:  | 159.00 Acres                                                   |
| Lot Feat:  | Farm, Few Trees, Pasture, See Remarks, Sloped, Views, Wetlands |
| By Town:   | Olds                                                           |
| LLD:       | 30-32-1-W5                                                     |
| Zoning:    | 1                                                              |
| Water:     | Private, Well                                                  |
| Sewer:     | -                                                              |
| Utilities: | Electricity Paid For, Propane                                  |

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!!