

**40527 262 Range Road  
Rural Lacombe County, Alberta**

**MLS # A2183717**



**\$3,500,000**

**Division:** NONE

**Cur. Use:** -

**Style:** -

**Size:** 0 sq.ft. **Age:** -

**Beds:** 8 **Baths:** 6

**Garage:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Water:** -

**Floors:** -

**Sewer:** -

**Roof:** -

**Near Town:** Lacombe

**Basement:** -

**LLD:** 35-40-26-W4

**Exterior:** -

**Zoning:** AG

**Foundation:** -

**Utilities:** -

**Features:** -

**Major Use:** Grain, Mixed, Other

Visit REALTOR® website for additional information. Situated just five minutes from Lacombe with quick access to Hwy 12 and Hwy 2, this exceptional 160-acre grain farm is a rare opportunity for farmers and families alike. Perched on a scenic hill, the property boasts unparalleled sunset views & a stunning view of Lacombe. With over 110,000 bushels of grain storage, multiple grain handling systems, 3 phase power & backup generator, 2 coverall tarp sheds, 44 x 68 shop, a truck scale, outdoor riding arena, nursery hog barn, and TWO spacious homes, this farm is as functional as it is beautiful. Totally Turnkey with a tractor, mowers, 2 wells, & even a games area in the shop. Too much to list! Minutes from Lacombe, AB & JJ Collett Natural Area ~ this property offers everything you need for a thriving rural lifestyle.