

241043 Range Road 240
Rural Wheatland County, Alberta**MLS # A2231847****\$961,520****Division:** NONE**Lot Size:** 137.36 Acres**Lot Feat:** -**By Town:** Strathmore**LLD:** 7-24-23-W4**Zoning:** 1**Water:** Other**Sewer:** -**Utilities:** -

Ideally situated just East of Booming Strathmore, this 137 (+-)Acres is positioned on the South East Corner of the Trans Canada Highway #1 and Range Road 240 within Wheatland County. Expand your agricultural & holding portfolio with passive surface lease income, or explore future development opportunities. A short drive to Strathmore offers access to all services like schools, healthcare, shopping, and recreation. Zoned AG Agricultural General, Wheatland County's land use bylaw allows for a multitude of permitted and discretionary uses on this parcel.