On Township Road 381
Rural Red Deer County, Alberta

MLS # A2267727

400.75 ACRES

$5,591,285

Division:	NONE
Cur. Use:	-
Style:	-

Size:	0 sq.ft.	**Age:**	-
Beds:	-	**Baths:**	-
Garage:	-		
Lot Size:	400.75 Acres		
Lot Feat:	-		

Heating:	-	**Water:**	-
Floors:	-	**Sewer:**	-
Roof:	-	**Near Town:**	Red Deer
Basement:	-	**LLD:**	7-38-27-W4
Exterior:	-	**Zoning:**	AG
Foundation:	-	**Utilities:**	-
Features:	-		

Major Use: Alfalfa, Barley, Beans, Canola, Corn, Lentils, Mixed, Oats, Sunflower, Wheat

Prime investment opportunity awaits. Nestled in the heart of Red Deer County, This expansive 400.75 +/- acre property, perfectly situated adjacent to the QE2 Highway and neighboring city limits, represents limitless potential. Comprising five strategically placed titled parcels just north of the Red Deer County office and the Crossroads Church, this land is poised for remarkable transformation. Whether you are an ambitious farmer looking to grow your agricultural pursuits or a visionary developer eager to embark on a pioneering project, this property offers an ideal backdrop. Currently zoned for agricultural use, the land is part of the "C&E Trail Area Structure Plan," promising substantial appreciation due to its proximity to urban development. The property boasts flat topography and ensuring a streamlined process for future projects. Additionally, it features fertile #2 soil, making it an excellent addition to any agricultural portfolio. With convenient access to essential amenities, the Westpark subdivision, Red Deer Polytechnic, and the QE2 Highway, this property is not just a piece of land but a gateway to a multitude of possibilities. Plus, it is currently leased for the cropping year of 2026, providing immediate income potential. This is more than just land; it's an opportunity to craft the future. Don’t miss out on the chance to turn this blank canvas into your masterpiece.