

NE-36-22-22-W4, SW-7-23-21-W4 NW-6-23-21-W4
Gleichen, Alberta

MLS # A2269536



\$3,050,000

Division: NONE

Cur. Use: -

Style: -

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

Beds: - **Baths:** -

Garage: -

Lot Size: 470.32 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: -

Basement: -

LLD: 36-22-22-W4

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Grain

Excellent opportunity to own 470 acres of prime farmland located northeast of Gleichen. This highly productive land features #2 soil, ideal for a variety of crops and farming operations. Each quarter section generates surface lease revenue, providing supplemental income(\$10,505). An irrigation canal runs through the north end of the NE 36-22-22-W4. A rare offering of quality agricultural land — ideal for expanding your current operation or investment portfolio. As per sellers’ instructions: The sellers will not consider any offers until 1:00 PM on December 17, 2025. All offers must be submitted to Real Estate Centre in a sealed envelope (email submission by arrangement) and must be written on an AREA purchase contract by a Realtor licensed in the province of Alberta. The seller reserves the right to accept, counter, or reject any offer, and the highest or any offer may not necessarily be accepted. All offers must remain open for a response for 72 hours. Deadline for all offers to be submitted is 12:00 noon on December 17, 2025.