

Hyw 24
Rural Vulcan County, Alberta

MLS # A2286473



\$3,999,999

Division: NONE

Lot Size: 256.00 Acres

Lot Feat: -

By Town: Carseland

LLD: 26-21-25-W4

Zoning: AG

Water: None

Sewer: -

Utilities: -

Welcome to the Malmberg farm. This is an incredible piece of property featuring approximately 256 acres of mostly flat, high quality farmland. This land has been in the family for over 80 years and has been maintained to the highest standards of land stewardship. The property is a stable agricultural asset well suited for producers looking to expand or investors seeking long term value. It includes approximately 186 irrigated acres (Bow River Irrigation District Permanent water rights) with high yields supported by a modern pivot system. Additionally there are approximately 70 acres of a high producing hay blend. Beyond its agricultural productivity, the land offers excellent infrastructure, sweeping views of the Bow River and West Mountains, and multiple ideal locations for a potential home site. This is a turn key opportunity ready for possession on April 15, 2026. Interested parties may choose their own realtor to represent them in this process. Please note that all offers must be sealed and delivered on or before March 12, 2026 to Arnold and Arnold law firm, 16 2nd Ave SE High River, AB. T1V1G4 Attn: Tyler Arnold.

Offers must include a Term of sale that the seller has ample time to make a boundry adjustment of 5.53 Acres from the North portion of the said lands, being the only part on the Northside of the Irrigation Canal. This portion will be added to the Neighbouring property NW 1/4 26-21-25 W 4th. A copy of the survey (5.53 Acres) is included above in the documents Icon top left. Also a photo in additional photos.