

# \$2,000,000 - W 1/2 22-71-9-w6 43 Highway, Huallen

MLS® #A2026266

**\$2,000,000**

0 Bedroom, 0.00 Bathroom,  
Land on 299.00 Acres

NONE, Huallen, Alberta

299 +/- acres of Highway 43 frontage and railroad right through the property. This half section is 13.5 miles West of Grande Prairie; 5 miles East of Beaverlodge. Potential for industrial development; there are two current developments in the area; one oilfield and one agricultural. Property has approx. \$12,000/year in Surface Lease Revenue and roughly 280 acres cultivated. Titles to the property are for each quarter section. Seller is willing to separate and sell NW quarter first, asking \$1,400,000, and the SW quarter second for an asking price of \$1,000,000.00. Call a Realtor of your choice for more information.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2026266        |
| Price     | \$2,000,000     |
| Bathrooms | 0.00            |
| Acres     | 299.00          |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | W 1/2 22-71-9-w6 43 Highway     |
| Subdivision | NONE                            |
| City        | Huallen                         |
| County      | Grande Prairie No. 1, County of |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0H 0C0 |

## Exterior

|                 |         |
|-----------------|---------|
| Lot Description | Cleared |
|-----------------|---------|

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 17th, 2023 |
| Days on Market | 790                 |
| Zoning         | AG                  |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | All Peace Realty Ltd. |
|----------------|-----------------------|

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