

# \$3,500,000 - 40527 262 Range Road, Rural Lacombe County

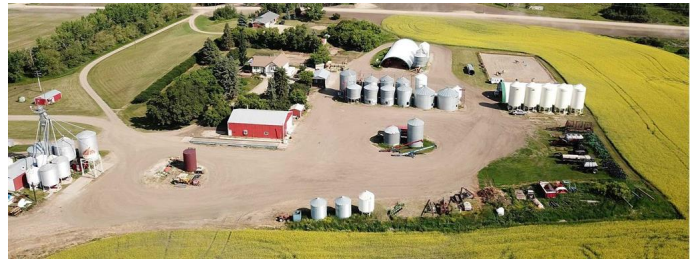
MLS® #A2183717

**\$3,500,000**

8 Bedroom, 6.00 Bathroom,  
Agri-Business on 0.00 Acres

NONE, Rural Lacombe County, Alberta

Visit REALTOR® website for additional information. Situated just five minutes from Lacombe with quick access to Hwy 12 and Hwy 2, this exceptional 160-acre grain farm is a rare opportunity for farmers and families alike. Perched on a scenic hill, the property boasts unparalleled sunset views & a stunning view of Lacombe. With over 110,000 bushels of grain storage, multiple grain handling systems, 3 phase power & backup generator, 2 coverall tarp sheds, 44 x 68 shop, a truck scale, outdoor riding arena, nursery hog barn, and TWO spacious homes, this farm is as functional as it is beautiful. Totally Turnkey with a tractor, mowers, 2 wells, & even a games area in the shop. Too much to list! Minutes from Lacombe, AB & JJ Collett Natural Area ~ this property offers everything you need for a thriving rural lifestyle.



## Essential Information

MLS® #	A2183717
Price	\$3,500,000
Bedrooms	8
Bathrooms	6.00
Full Baths	6
Acres	0.00
Type	Agri-Business
Sub-Type	Agriculture

Status Active

### Community Information

Address 40527 262 Range Road  
Subdivision NONE  
City Rural Lacombe County  
County Lacombe County  
Province Alberta  
Postal Code T4L 1W7

### Interior

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer

### Additional Information

Date Listed December 17th, 2024  
Days on Market 110  
Zoning AG

### Listing Details

Listing Office PG Direct Realty Ltd.

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