

\$6,028,000 - 222224 Range Road 273, Dalemead

MLS® #A2196168

\$6,028,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 610.80 Acres

NONE, Dalemead, Alberta

Multi parcel Court-order sale â€“ Dalemead, Alberta â€“ only minutes away for SE Calgary: This listing encompasses all of Section 15-22-27-W4M â€“ 610.8 Ac (parcels #6, #7, #8 and #9 of judicial listing 2201-09213). Rocky View County assessment records indicate there are 550 +/- arable Ac of mostly #1 and #2 soil. There are some very modest buildings and improvements situated in the NW corner of NW-15-22-27-W4M (parcel #6). County records indicate the 970 +/- sq ft residence was built in 1930. Rough RMS measurements taken during a site visit indicate the living area above grade could be 1,040 +/- to 1,230 +/- sq ft. depending on what portion of the addition is heated. (Based on outside physical appearance, the home is subject to substantial deferred maintenance). There is also a 22â€™TM x 22â€™TM +/- attached garage. The majority of the other outbuildings are in full disrepair. These (4) quarters are still consolidated under (1) title although there is separate linc #â€™TMs for each quarter section. Geographically, this section of farmland is adjacent to the west boundary of Dalemead. This block of farmland has access on (3) sides of Section 15. There is an irrigation canal that transverses through the section which would make it difficult to separate the parcels, thus the listing is offered as a package unit. If irrigation rights are available/applicable as per regulations, etc., this would be a very unique opportunity for a section pivot to enhance the production capabilities of the farmland.



Reference to the land title indicates there are numerous surface lease installations, however, no details with respect to the annual income, etc. have been made available. The property is zoned Ag General. At the time this listing was posted, there was minimal information available. As more information becomes available, the listing will be updated accordingly. More listing details will be available on the realtor website.

Essential Information

MLS® #	A2196168
Price	\$6,028,000
Bathrooms	0.00
Acres	610.80
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	222224 Range Road 273
Subdivision	NONE
City	Dalemead
County	Rocky View County
Province	Alberta
Postal Code	T0J 0V0

Additional Information

Date Listed	February 20th, 2025
Days on Market	42
Zoning	Ag

Listing Details

Listing Office	RE/MAX real estate central alberta
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