

\$240,000 - 255 Range Road, Dixonville

MLS® #A2200646

\$240,000

0 Bedroom, 0.00 Bathroom,
Land on 98.60 Acres

NONE, Dixonville, Alberta

This property has 98.6 acres of land west of Dixonville, near the Whitemud River! It is one mile off the pavement and has 40 acres cultivated and approximately 60 acres of some merchantable poplar and spruce mix. Current use of the land is in hay crop but could be put into good productive grain crops. This parcel has surface lease revenue of \$900.00 annually. It is a perfect opportunity to expand your farming operation or to use as a quiet getaway! Good road access also makes it good for recreation, building site or livestock. Power and gas are nearby making it an easy choice for development. Seller is related to listing realtor.



Essential Information

MLS® #	A2200646
Price	\$240,000
Bathrooms	0.00
Acres	98.60
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	255 Range Road
Subdivision	NONE
City	Dixonville
County	Northern Lights, County of

Province	Alberta
Postal Code	T0H 1E0

Additional Information

Date Listed	March 9th, 2025
Days on Market	5
Zoning	ag

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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