

# \$895,000 - 141 Range Road, Rural Newell, County of

MLS® #A2235421

**\$895,000**

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

NONE, Rural Newell, County of, Alberta

Incredible opportunity to own 67.94 acres of highly productive farmland with One Tree Lake in the background, just a short drive from Brooks, Alberta. This versatile property features 61 acres of flood-irrigated land with EID water rights, providing reliable water access and excellent crop potential. This property is also hooked up to regional potable water for you future homestead

The land is mostly flat with a gentle slope and well-suited for a variety of agricultural uses including hay, grains, or pasture. With \$8,122 in annual oil revenue, it also offers passive income in addition to its agricultural value.

Whether you're expanding your operation, looking to build a private homestead, or investing in irrigated farmland with future potential, this property delivers.



## Essential Information

MLS® #	A2235421
Price	\$895,000
Bathrooms	0.00
Acres	0.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

## Community Information

Address	141 Range Road
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T1R 1C5

### **Additional Information**

Date Listed	June 28th, 2025
Days on Market	5
Zoning	Ag

### **Listing Details**

Listing Office	Real Estate Centre - Coaldale
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