

\$1,926,470 - 37460 Range Road 280, Rural Red Deer County

MLS® #A2248722

\$1,926,470

0 Bedroom, 0.00 Bathroom,
Land on 148.19 Acres

NONE, Rural Red Deer County, Alberta

Prime agricultural quarter in the heart of Red Deer County â€“ NE 25-37-28-W4M offers 148.19 titled acres with approximately 133 cultivated acres of high-yield #2 soil. Well-maintained under a long-term farming arrangement, the land is seeded to wheat for 2025. The property is serviced with a drilled well (180 ft, 11 igpm yield) and features a single detached garage. Excellent location with proven production history, no hail record, and strong rental income potential. Ideal for expanding your farm base or as a revenue-generating investment parcel. Seller retains the 2025 crop and associated revenue. Additional annual revenue includes a \$4,550 TAQA surface lease and \$14,400 from an older rental home (month-to-month tenant, would like to stay). Landlord pays utilities. New Roof- August 2025

Essential Information

MLS® #	A2248722
Price	\$1,926,470
Bathrooms	0.00
Acres	148.19
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information



Address	37460 Range Road 280
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1W8

Additional Information

Date Listed	August 13th, 2025
Days on Market	1
Zoning	AG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.