

\$3,220,000 - Highway 564 & Range Road 243, Rural Wheatland County

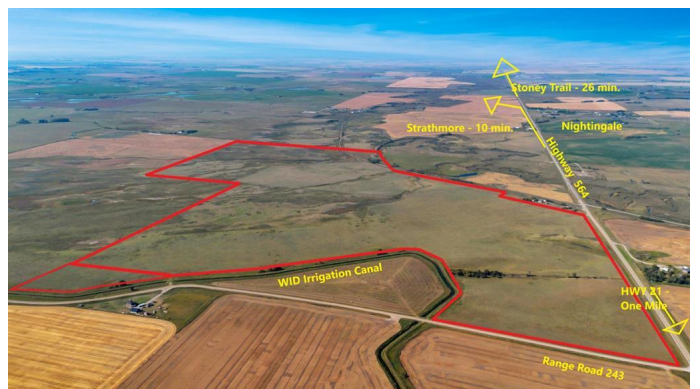
MLS® #A2271036

\$3,220,000

0 Bedroom, 0.00 Bathroom,
Land on 430.24 Acres

NONE, Rural Wheatland County, Alberta

FIRST TIME ON THE MARKET SINCE 1917!!
430.24 ACRES +/- of agricultural land in ONE BLOCK. This is becoming a rare commodity being this close to the big city and featuring both direct Highway and Range Road access. 30 acres of WID irrigation rights (NW21) are included. Immediately adjacent to the irrigation canal along the east side of the land. Areas of the lands could be cropped and were cropped by earlier generations of the family (currently in pasture). Please take a drive to the lands - spend some time along Range Road 243 (east side of the lands) and soak in the spectacular and expansive views to the west and southwest. The land is located just 10 minutes north and east of Strathmore and 25 minutes from the future De Havilland Field on the TransCanada Highway west of Strathmore. A straight 26 min. drive (on pavement) from Stoney Trail along Country Hills Boulevard (HWY 564). The total block of 430.24 acres +/- is being offered for sale but the Seller may give consideration to bona fide offers on portions thereof: possibilities of 82.49 acres +/- or 135.34 acres +/- or 212.41 acres +/- . PLEASE NOTE: Property outlines in the photos are for illustration purposes and not intended to pinpoint exact property lines. Surface lease revenue of \$5,530 per annum.



Essential Information

MLS® #	A2271036
Price	\$3,220,000
Bathrooms	0.00
Acres	430.24
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Highway 564 & Range Road 243
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0K8

Additional Information

Date Listed	November 14th, 2025
Days on Market	3
Zoning	AG

Listing Details

Listing Office	Tyler Realty Corp Ltd
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