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\$250,000 | 159.68 Acres | Bare land
Two Hills, AB

This is parcel #1 of a multi-parcel listing – pasture / recreational land in a contiguous configuration located approx. 20 kms east of Two Hills and 1 +/- mile north of Highway # 45. Each parcel is priced individually. *Parcel #1: - (SW-25-54-11-W4M - 159.68 Ac) - \$ 2,100 annual SLR; \$ 250 property taxes; - List Price is \$ 250,000. *Parcel #2: - (NW-24-54-11-W4M - 160.0 Ac); \$ 250 property taxes; - List Price is \$ 290,000. *Parcel #3: - (NE-24-54-11-W4M - 159.05Ac); - \$ 2,600 annual SLR; \$ 250 property taxes; - List Price is \$ 290,000. *Parcel #4: - (SW-30-54-10-W4M - 158.0 Ac); \$ 250 property taxes; - List Price is \$ 475,000. (Note that N ½-24-54-11-W4M is best suited to sell as a package unit). Note that GST is payable. More property info on realtor website. Parcel #1 details are:

- 159.68 Ac at 16.9 % average rating – (15 to 25 head carrying capacity)
- \$ 8,890 – farmland assessment for 2019
- \$ 250.00 - 2020 tax levy
- Fenced perimeter
- Natural water bodies for livestock water during grazing season
- \$ 2,100 +/- surface lease income (CNLR lease – payments are current)
- Grid road access from RR 111 as well as Twp Rd 54-4
- Starting 1 mile north of Highway 45 at the intersection of Twp Rd 54-4 and RR 111 – on the east side of the Range Road

IMPORTANT NOTICE: THERE ARE RECENT APPRAISALS ON FILE & ALL PARCELS ARE LISTED BELOW APPRAISED VALUE!!!

Listing Details

Property Id #:	12783
Price:	\$250,000
Farm Type:	Bare land
Acreage (Total):	159.68
Municipality / County:	Two Hills County
Province:	Alberta
Postal Code:	T0B 4K0

Property & Land Remarks

Directions:	Travel east of Two Hills on Highway # 45 approx. 20 Kms to Range Road 111; then north for 1 mile and the parcel starts on the east side at the intersection of Twp Rd 54-4 and RR 111 and continues for mile
Property Legal Description:	SW-25-54-11-W4M - 159.68 Ac
Acreage (Total):	159.68
Fenced Acres:	159.68
Surface Lease Income (Annual):	\$2,100

How to View

How to View:	With the exception of Parcel # 4 544005 RR 110 - this is bare farmland and as such, no appointments are required. Parcel # 4 requires 24-hour prior notice for all viewings lockbox with keys is loc
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Property Photos

Listing #12783



Property Photos

Listing #12783

