

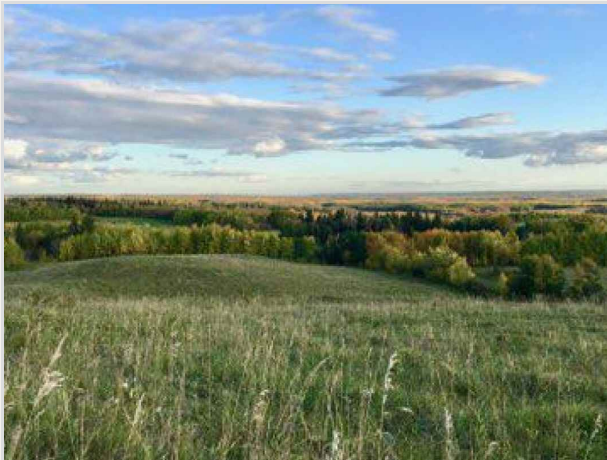


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\$290,000 | 160.00 Acres | Bare land
Two Hills, AB

This is parcel # 2 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 #2 details are:

- 160.0 Ac at 22.5 % average rating – (30 to 45 head carrying capacity in conjunction with parcel #3)
- \$ 11,860 – farmland assessment for 2019
- \$ 250.00 - 2020 tax levy
- There was a building site located near the SW corner of the parcel in days past
- Fenced perimeter
- Water course feeds into a fresh water dugout
- ? There is a solar powered pump and livestock water tank located a short distance away from the dugout
- There are some livestock portable panels c/w a loading ramp used as a catch-corral located in the NW corner of this parcel – these chattels are not included in the listing price.
- Grid road access from RR 111 as well as from Twp Rd 54-4
- Starts ½ mile north of Highway 45 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 #:	12784
Price:	\$290,000
Farm Type:	Bare land
Acreage (Total):	160
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 1/2 mile and the parcel starts on the east side of the Range Road and continues to the intersection of Twp Rd 54-4 and RR 111
Property Legal Description:	NW-24-54-11-W4M - 160.0 Ac
Acreage (Total):	160
Fenced Acres:	160.0

Additional Listing Remarks

Property Taxes:	\$250
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How to View

How to View:

This is bare farmland and as such, no appointments are required. Do not access the property without permission text or call requests to 403-350-0971 Ken!

Property Photos

Listing #12784



Property Photos

Listing #12784

