

\$15,050,000 - 102 Range Road, Bow Island

MLS® #A2113041

\$15,050,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 789.59 Acres

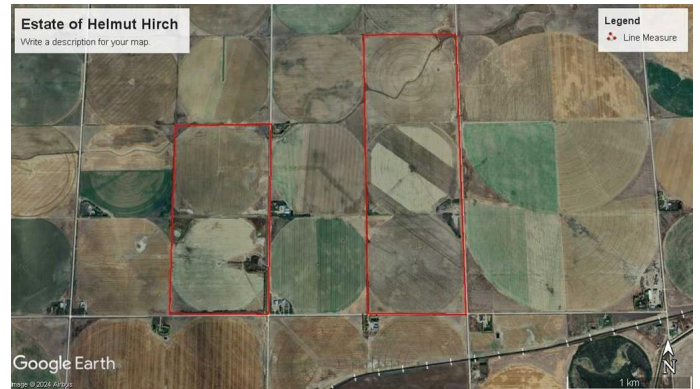
NONE, Bow Island, Alberta

Discover a rare opportunity in the heart of agricultural excellence, just west of Bow Island, north of the #3 highway. Five contiguous quarters of meticulously irrigated land await, totaling 789.57 acres, with an impressive 655 acres designated for irrigation. This exceptional property offers a wealth of amenities, making it a coveted investment for farmers and investors alike.

At its core, this property boasts five Reinke pivots covering the 655 irrigated acres, ensuring precise water distribution and maximizing crop yields. Powered by two electric pumping units, this irrigation system guarantees efficiency and reliability, providing farmers with the means to sustain consistent crop growth year-round.

In addition to its advanced irrigation infrastructure, the property features seven steel grain bins, offering ample storage capacity for harvested crops. These bins provide protection from the elements and ensure grains remain secure until market demand is optimal.

A meticulously engineered underground pipeline connects the pivots, facilitating seamless water distribution and minimizing the need for above-ground infrastructure. This thoughtful design not only enhances the property's aesthetic appeal but also ensures uninterrupted irrigation operations, even in



adverse weather conditions.

The strategic layout of five irrigated quarters in close proximity to one another is a rarity in the region, offering unparalleled efficiency and convenience for agricultural operations.

Whether you're looking to expand your farming enterprise or seeking a lucrative investment opportunity, this property holds immense potential.

With its prime location, advanced irrigation technology, and comprehensive amenities, this property represents a sound investment in the future of agriculture. Don't miss your chance to acquire this coveted piece of land—schedule a viewing today and explore the endless possibilities it offers.

Essential Information

MLS® #	A2113041
Price	\$15,050,000
Sold Price	\$16,250,000
Bathrooms	0.00
Acres	789.59
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	102 Range Road
Subdivision	NONE
City	Bow Island
County	Forty Mile No. 8, County of
Province	Alberta
Postal Code	T0K 0G0

Additional Information

Date Listed	March 7th, 2024
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Date Sold	April 10th, 2024
Days on Market	33
Zoning	Agricultural
HOA Fees	0.00

Listing Details

Listing Office SOURCE 1 REALTY CORP.

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