

\$2,500,000 - 101 Range Road, Bow Island

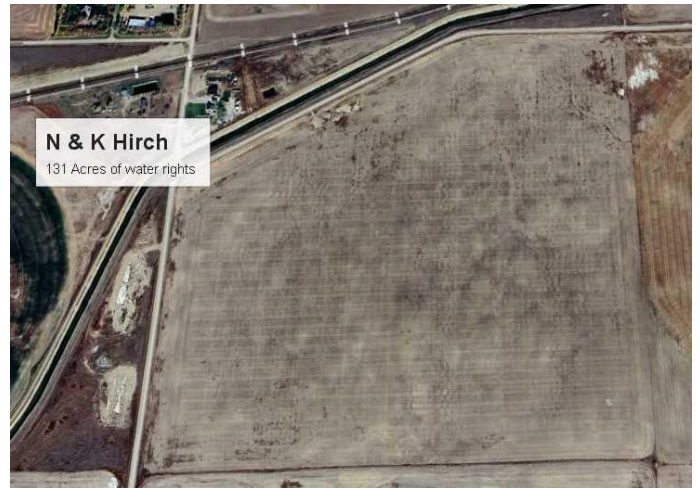
MLS® #A2140487

\$2,500,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 141.81 Acres

NONE, Bow Island, Alberta

141 Acres east of Bow Island, at present it is being farmed as dryland and the tenant will be done in the fall or when the crop is harvested, there is 131 acres of SMRID water rights that come with this parcel of land, the colvert to irrigate out of is already on the parcel with the right planing you may be able to do some fall irrigating if you had your irrigation system in place straight after harvest or you could transfer the water rights to another parcel for the summer. The irrigation specialist have suggested with a full circle pivot with a swing arm would cover 130 acres. Not far from the #3 highway which makes it easy to move produce.



Essential Information

MLS® #	A2140487
Price	\$2,500,000
Sold Price	\$2,250,000
Bathrooms	0.00
Acres	141.81
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	101 Range Road
Subdivision	NONE
City	Bow Island

County	Forty Mile No. 8, County of
Province	Alberta
Postal Code	T0K0G0

Additional Information

Date Listed	June 11th, 2024
Date Sold	July 12th, 2024
Days on Market	31
Zoning	agricultural
HOA Fees	0.00

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
----------------	-----------------------

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.