

\$1,975,000 - On, Twp Road 410, Rural Flagstaff County

MLS® #A2225290

\$1,975,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 320.00 Acres

NONE, Rural Flagstaff County, Alberta

Discover the perfect blend of productivity and natural beauty on this flat and fertile $\frac{1}{2}$ section (approximately 320 +/- Acres). With 172 acres of arable farmland ready for boundary-to-boundary farming, the remainder of the property features a mix of trees, wildlife habitat, and trial areas—ideal for recreation, conservation, or future development. Located near the scenic Battle River and Bigknife Provincial Park, this property offers both privacy and access to nature. Enjoy an annual surface lease income of approximately \$1,000 from a power transmission line. Whether you're expanding your farm operation, seeking an investment, or looking for a unique rural retreat, this property offers exceptional value and potential. Both $\frac{1}{4}$'s are uncut with no subdivisions yet taken out.

Essential Information

MLS® #	A2225290
Price	\$1,975,000
Sold Price	\$1,600,000
Bathrooms	0.00
Acres	320.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information



Address	On, Twp Road 410
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 4C0

Additional Information

Date Listed	May 27th, 2025
Date Sold	June 16th, 2025
Days on Market	20
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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