

\$400,000 - Ne 8-68-23-w4, Rural Athabasca County

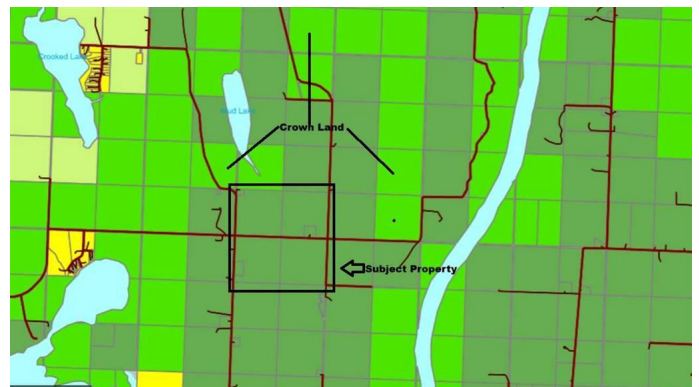
MLS® #A2216018

\$400,000

0 Bedroom, 0.00 Bathroom,
Land on 159.78 Acres

NONE, Rural Athabasca County, Alberta

#4 of four quarters offered for sale. NE of Island Lake in Athabasca County. #4 soil. Excellent grain or forage land. This quarter is well suited for grain farming. 130 acres open grainland (canola in 2024, wheat in 2023) Surface lease revenue of \$2500/year. Offered by sealed tender closing May 14 at noon. Buy one, several or all four quarters. Great investment. Can be rented out. New owner can have access to the land fast for seeding a crop.



Essential Information

MLS® #	A2216018
Price	\$400,000
Bathrooms	0.00
Acres	159.78
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Ne 8-68-23-w4
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B9

Additional Information

Date Listed	April 29th, 2025
Days on Market	1
Zoning	AG

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.