

\$3,500,000 - 654000 Highway 812, Rural Athabasca County

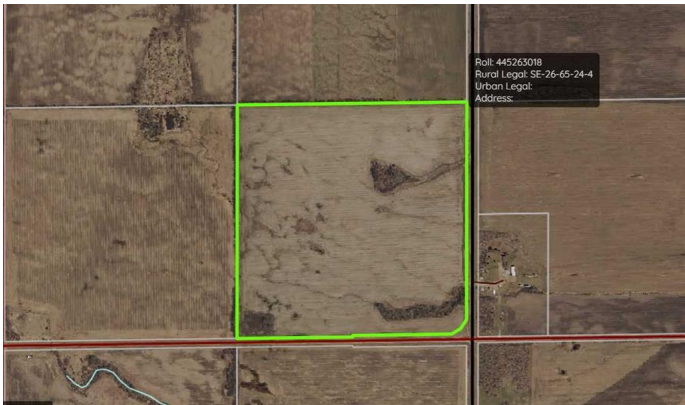
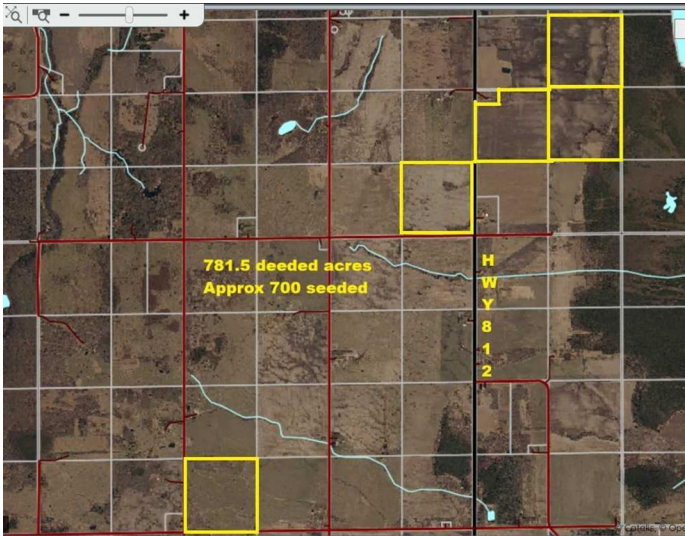
MLS® #A2265704

\$3,500,000

0 Bedroom, 0.00 Bathroom,
Land on 781.54 Acres

NONE, Rural Athabasca County, Alberta

5 quarters of grainland SW of Athabasca, in Athabasca County. 781 acres deeded. Approx 700 acres cultivated. Most of the land is in forage seed production. Buyer can continue these contracts or venture on their own cropping program. CLI#3 soil. Excellent opportunity to expand at prices lower than many areas.



Essential Information

MLS® #	A2265704
Price	\$3,500,000
Bathrooms	0.00
Acres	781.54
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	654000 Highway 812
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S2A4

Additional Information

Date Listed	October 20th, 2025
-------------	--------------------

Days on Market	1
Zoning	Ag

Listing Details

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

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.