

# \$1,495,000 - #911016 Hwy 35, Rural Northern Lights, County of

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MLS® #A2146065

**\$1,495,000**

4 Bedroom, 3.00 Bathroom,  
Agri-Business on 310.00 Acres

NONE, Rural Northern Lights, County of,  
Alberta

Here is a chance to purchase a newer modular home and a 1/2 section of good open farmland located right on the pavement only 1.5 miles south of Manning Ab.! Property comes with a 18 yr old 1385 sq. ft. modular home with 4 bedroom 3 bathroom with full finished basement! Yard is nicely landscaped with lawn grass, spruce & poplar trees for sound barrier and wind break! Also has a garden spot & fire pit! Farmland consists of 310 acres with 295 cultivated and seeded to canola this year! There is a gas lease that has paid \$2400 for 2024! Current Renter for land is paying \$65 per acre for 2024 crop year!



## Essential Information

|            |               |
|------------|---------------|
| MLS® #     | A2146065      |
| Price      | \$1,495,000   |
| Bedrooms   | 4             |
| Bathrooms  | 3.00          |
| Full Baths | 3             |
| Acres      | 310.00        |
| Type       | Agri-Business |
| Sub-Type   | Agriculture   |
| Status     | Active        |

## Community Information

Address #911016 Hwy 35

|             |                                  |
|-------------|----------------------------------|
| Subdivision | NONE                             |
| City        | Rural Northern Lights, County of |
| County      | Northern Lights, County of       |
| Province    | Alberta                          |
| Postal Code | T0H 2M0                          |

### **Amenities**

|           |                      |
|-----------|----------------------|
| Utilities | Electricity Paid For |
|-----------|----------------------|

### **Interior**

|            |   |
|------------|---|
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
|------------|---|

### **Exterior**

|                 |      |
|-----------------|------|
| Lot Description | Farm |
|-----------------|------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2024 |
| Days on Market | 308             |
| Zoning         | Agriculture     |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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