

\$3,000,000 - Nw26,33,24,w4m Sw35,33,24,w4m, Trochu

MLS® #A2249071

\$3,000,000

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

NONE, Trochu, Alberta

2 and a half Quarters, 400 acres, all adjoined, Prime Agricultural farmland would make a productive addition to any grain farm operation. Minimal water or tree pots, including the old farm site, gives 370+- arable acres in good soil class area. There are 3 surface leases for Wind Turbines on the 2 full quarters. 6 Older small bins are included and all older buildings on the homestead are as is where is. Though point of note water well is there but unused many years and power is still connected. Offer Review date will begin 1:00pm Sept. 3rd 2025. Offers will be reviewed in the order of received by date and time. (Seller's Fair Market Sale). 3 miles west of hi way 21 on twp. rd. 340 to rge. rd. 242. The 2 1/2 quarters all border 242. W 80 of NW 35, 33, 24, W4M is the 3rd parcel.

Essential Information

MLS® #	A2249071
Price	\$3,000,000
Bathrooms	0.00
Acres	0.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address Nw26,33,24,w4m Sw35,33,24,w4m



Subdivision	NONE
City	Trochu
County	Kneehill County
Province	Alberta
Postal Code	T0M 2C0

Additional Information

Date Listed	August 15th, 2025
Days on Market	47
Zoning	AG

Listing Details

Listing Office	MaxWell Capital 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.