

MLS® #A2262138

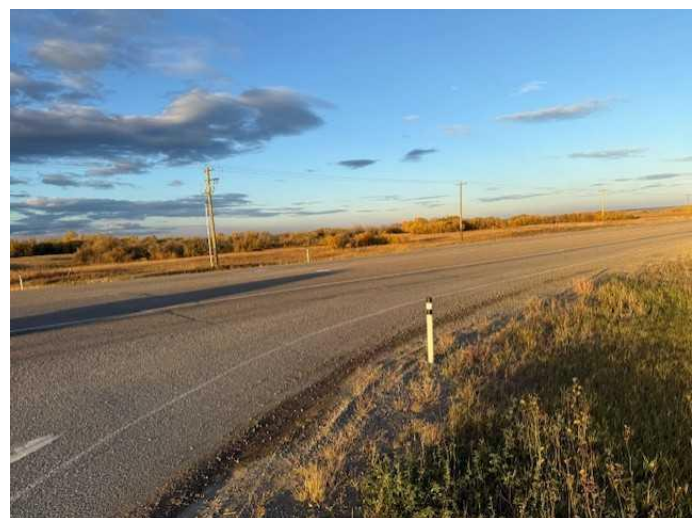
0 Bedroom, 0.00 Bathroom,  
Agri-Business on 153.01 Acres

## 53 Acres – Excellent Farmland Opportunity Just Outside Peace River

With Range Road 223 offering access on the west side and half a mile of Highway 2 frontage, youâ€™ll have easy year-round access for equipment and hauling. The land is well suited for grain production, and with current crop in place, itâ€™s ready for your operation. Large parcels this close to town are becoming harder to findâ€”this one combines convenience, accessibility, and excellent farming potential all in one.

However if you are developer/Investor  
Focused

An aerial photograph of a rural area, likely in Idaho, showing a grid of land parcels. A major road, Highway 2, runs horizontally across the middle of the image. Another road, Highway 34, runs vertically through the center. A red arrow points to a specific location in the SW quadrant of the intersection of Highway 2 and Highway 34. The map is overlaid with a grid of section numbers (e.g., 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). The map is also overlaid with a grid of section numbers (e.g., 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). The map is also overlaid with a grid of section numbers (e.g., 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100).



subdivision, or mixed-use development, this land is potentially positioned for growth and with your plan in place the MD of Peace is where you need to take your next steps . With high land values in the region and a shortage of large parcels near town, this property represents a strong investment for developers and investors alike.

### Essential Information

MLS® #	A2262138
Price	\$499,000
Bathrooms	0.00
Acres	153.01
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### Community Information

Address	Hwy 2 And Range Road 223
Subdivision	NONE
City	Rural Peace No. 135, M.D. of
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S1S4

### Additional Information

Date Listed	October 2nd, 2025
Days on Market	1
Zoning	FARM

### Listing Details

Listing Office	Century 21 Town and Country Realty
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