

FOR SALE

±79.66 Acres

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



West side of 223 Range Road & 1/4 Mile South of Township Road 580
Sturgeon County, Alberta

CROP LAND NEAR TOWN OF REDWATER

Property Highlights

- Option to purchase additional ±79.66 Acre on the north half of the quarter section
- Soil group 42 DG as per Sturgeon County tax roll
- Price \$3500/Acre
- Highly productive land that has been well maintained and fenced
- Leased 2024 for the season



780.488.0888



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Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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Crop land \pm 79.66 Acres Near Redwater

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**Consistently
Producing Strong
& Healthy Crops
Image Fall 2023**

South half 79.66 Acres

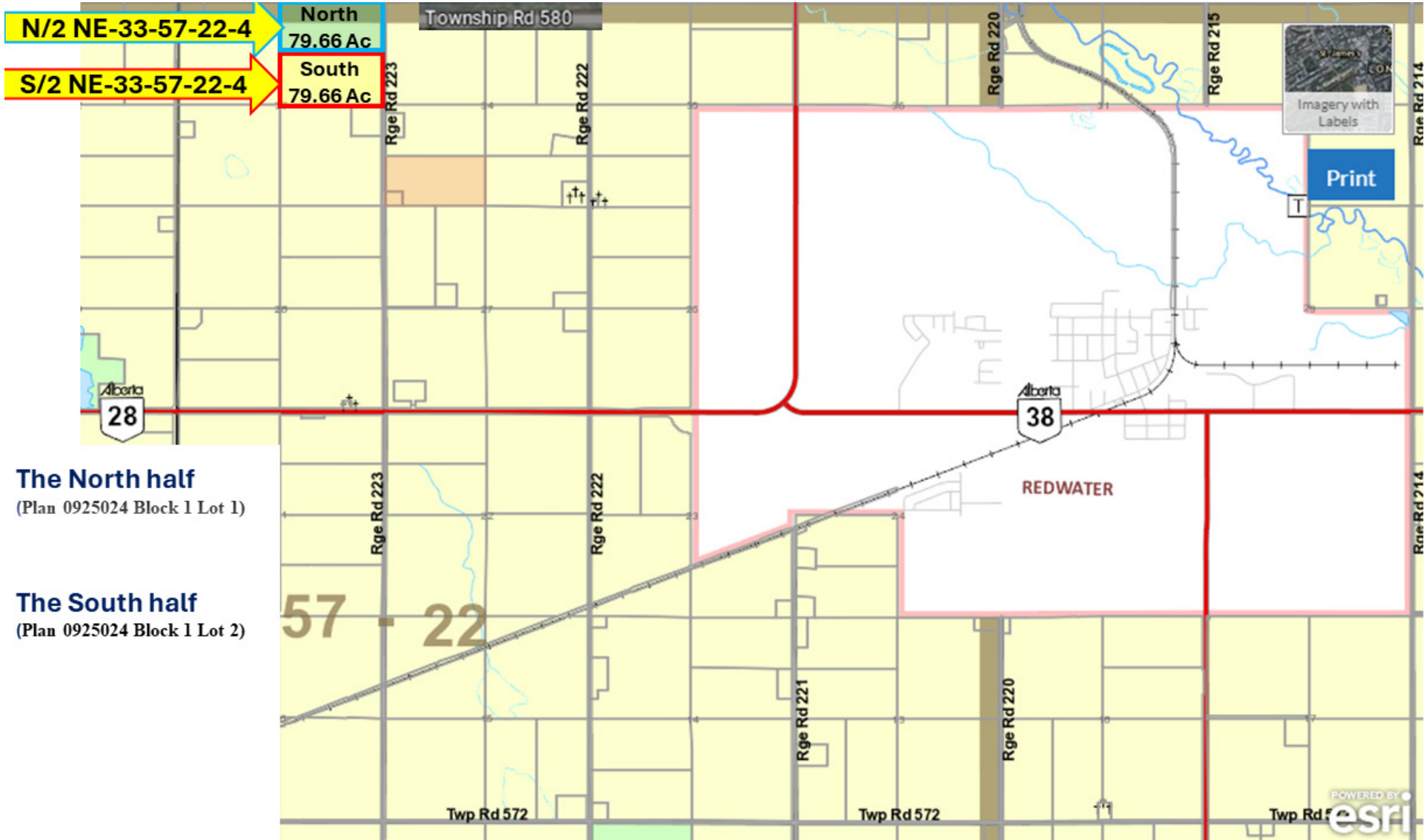


*OPTION TO PURCHASE ADDITIONAL \pm 79.66 ACRE ON THE NORTH HALF OF THE QUARTER SECTION

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Sturgeon County

Assessment Summary

Year of General Assessment: 2022

Roll: 6549000	Land Area: 79.66 Acres
Legal: 0925024 1 1 NE-33-57-22-4	Subdivision: ALL MUNICIPALITY
Address: N/2	Zoning: AGRICULTURE

Market Land Valuation

Site Area: 0.00 Acres

Farmland Valuation

Agroclimatic Zone: 14 1-NW

Soil Group	Area	Rating
42 DG	51.26 Acres	38.9%
42 DG	28.40 Acres	40.0%

Total Area: 79.66 Acres

Assessment Totals

Tax Status	Code	Description	Assessment
T	1	FARM LAND	10,850
Grand Totals For 2022			10,850

Sturgeon County

Assessment Summary

Year of General Assessment: 2022

Roll: 6549001	Land Area: 79.66 Acres
Legal: 0925024 1 2 NE-33-57-22-4	Subdivision: ALL MUNICIPALITY
Address: S/2	Zoning: AGRICULTURE

Market Land Valuation

Site Area: 0.00 Acres

Farmland Valuation

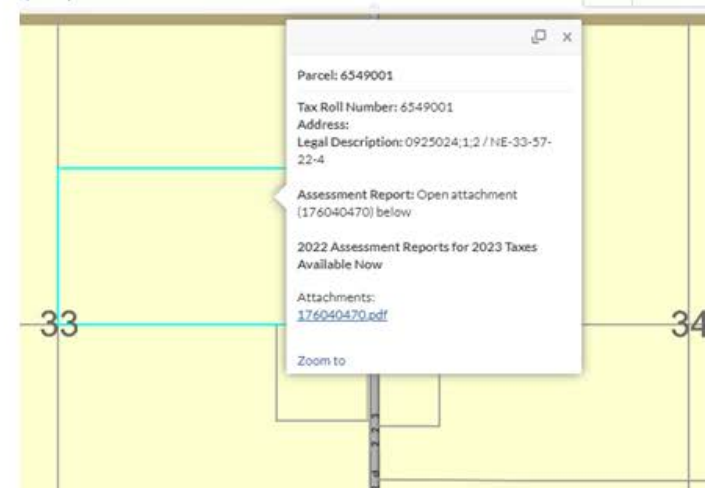
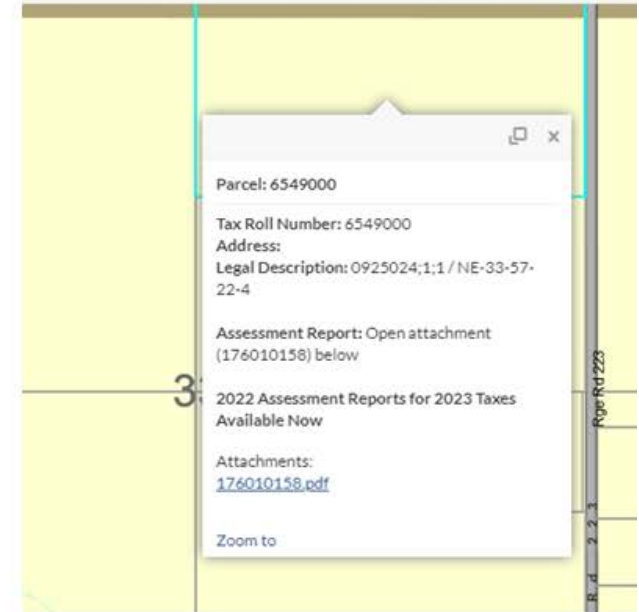
Agroclimatic Zone: 14 1-NW

Soil Group	Area	Rating
42 DG	31.71 Acres	38.9%
42 DG	37.64 Acres	50.8%
42 DG	7.43 Acres	40.0%
80 Pasture	2.88 Acres	8.0%

Total Area: 79.66 Acres

Assessment Totals

Tax Status	Code	Description	Assessment
T	1	FARM LAND	12,010
Grand Totals For 2022			12,010



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Property Information

Municipal Address: West side of 223 Range Road & 1/4 Mile South of Township Road 580 Sturgeon County, Alberta

Legal Address: Plan 0925024 Block 1 Lot 2

Size: ±79.66 Acres

Zoning: Agriculture

Possession: Immediate/negotiable

Contact

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karim@lizotterealestate.com

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Purchase Price: \$278,810

