

# \$3,000,000 - 173030 Hwy 875, Tilley

MLS® #A2185378

**\$3,000,000**

2 Bedroom, 1.00 Bathroom, 1,044 sqft  
Agri-Business on 246.46 Acres

NONE, Tilley, Alberta

Good irrigated land 250 acre m/l along  
highway 875 south east of Brooks near Tilley.

Surface revenue \$17,580 a year, total acres  
246.46 acres and 195 acre EID water rights

Older yard site with trees on paved highway  
875 north of Rolling Hills & west of Tilley.

Pivot not included, wheels and puming unit  
included, Pressurised EID outlets for water (3)

Great parcel to look for parceling out &  
optimizing the potential of the land.

Rented for the 2024 crop year., 4 parcels total

Built in 1940

## Essential Information

MLS® #	A2185378
Price	\$3,000,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,044
Acres	246.46
Year Built	1940
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow



Status Active

### Community Information

Address 173030 Hwy 875  
Subdivision NONE  
City Tilley  
County Newell, County of  
Province Alberta  
Postal Code T0J3K0

### Additional Information

Date Listed January 6th, 2025  
Days on Market 107  
Zoning ag

### Listing Details

Listing Office Real Estate Centre - Coaldale

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.