

# \$825,000 - On Range Road 260, Rural Red Deer County

MLS® #A2198499

**\$825,000**

0 Bedroom, 0.00 Bathroom,  
Land on 144.33 Acres

NONE, Rural Red Deer County, Alberta

DREAM HOME SITE / RECREATION / PASTURE - Gorgeous rolling hills of grassland less than 10 minutes east of Red Deer!! Incredible views to the east and north. Potential dream home build site is quiet, private, and protected by native trees. Water well drilled March 11/2025 producing 30.0 +/- gallon per minute at 140'. EQUUS power service installed.. Wildlife and beautiful wild flowers in abundance. There is one water dugout reservoir toward the east side of the quarter The fully fenced land was not grazed in 2024 presenting an incredible opportunity to get cattle out on the land early and with lots of forage reserve in place as the new spring/summer grass grows in the protective canopy. Stunning place to watch nature, hike, exercise, ride your horse, or off-road vehicles. BONUS - Surface lease revenue of \$4500 annual.

## Essential Information

MLS® #	A2198499
Price	\$825,000
Bathrooms	0.00
Acres	144.33
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information



Address	On Range Road 260
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 0N8

### **Exterior**

Lot Description	Native Plants, Pasture, Private, Sloped, Views
-----------------	--

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	45
Zoning	AG

### **Listing Details**

Listing Office	CIR 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.