

# \$4,800,000 - 9-43-18-w4 & Nw 4-43-18-w4, Rural Camrose County

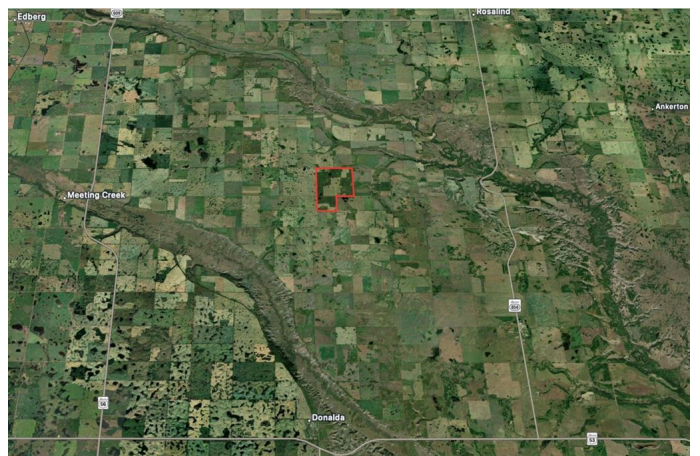
MLS® #A2206324

**\$4,800,000**

0 Bedroom, 0.00 Bathroom,  
Land on 780.28 Acres

NONE, Rural Camrose County, Alberta

An exceptionally rare opportunityâ€”780.28 acres of unspoiled Alberta beautyâ€”an extraordinary legacy property spanning five contiguous quarter sections in the heart of Camrose County. This expansive and income-producing landholding is a rare find, combining the serenity of natural wilderness with the functionality of prime agricultural land. The landscape is a stunning mosaic of open cultivated fields, mature woodlands, natural wetlands, and a gently winding creekâ€”offering a picturesque and ecologically rich setting that supports a wide range of uses. Zoned General Agricultural and accessible year-round via county-maintained roads, this property provides exceptional versatility for farming, outdoor recreation, hunting, private retreats, or conservation-based development. Nature lovers will be drawn to the abundant wildlife that roam the landâ€”moose, deer, and waterfowl thrive in the property's diverse habitat, making it an ideal sanctuary for sportsmen or those seeking seclusion and connection with the land. Currently, approximately ~270 acres are cultivated and leased, offering immediate rental income, while an active surface lease and habitat retention agreement provide additional revenue streams. For those with a long-term vision, the property also offers subdivision potential across up to eight quarter sections,



enhancing its investment appeal. Whether you are an investor, conservationist, farmer, or visionary looking to secure a private rural escape, this remarkable 780-acre holding presents an extraordinary opportunity to secure a large, diverse land holding in one of Alberta's most scenic rural corridors.

\*Excepting thereout all mines and minerals\*

## Essential Information

MLS® #	A2206324
Price	\$4,800,000
Bathrooms	0.00
Acres	780.28
Type	Land
Sub-Type	Recreational
Status	Active

## Community Information

Address	9-43-18-w4 & Nw 4-43-18-w4
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 1H0

## Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line
Waterfront	See Remarks, Creek, Pond

## Additional Information

Date Listed	March 28th, 2025
Days on Market	82
Zoning	A

## Listing Details

Listing Office	Sotheby's International Realty Canada
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