

# \$11,057,190 - Twp Rd 222, Rural Newell, County of

MLS® #A2213915

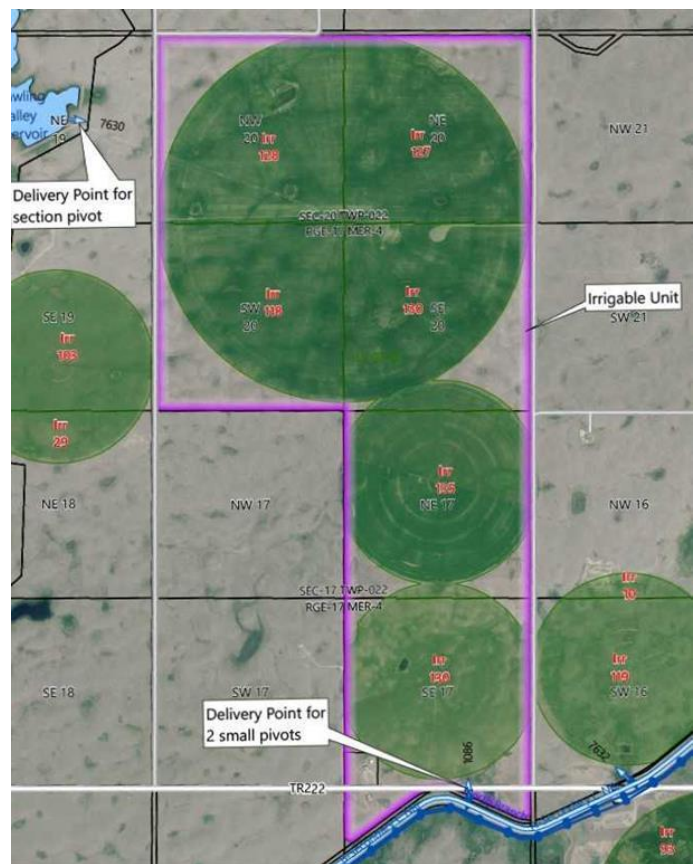
**\$11,057,190**

0 Bedroom, 0.00 Bathroom,

Land on 971.46 Acres

NONE, Rural Newell, County of, Alberta

Offering 971.46 acres of land in the County of Newell located just 12 miles NE of Bassano. 768 acres of irrigated land with the Eastern Irrigation District on 3 pivots all in one irrigable unit. Section 20-22 17 W4th (640 acres) was last in soft wheat, the grass that is not under pivot is improved pasture seeded to crested wheat. The E ½ of 17-22-17 W4th (315 acres) is currently a grass pasture mix, seed canola has been grown in the past. The owners have consistently run 130 cow/calf pairs from the first of May to mid-October on 195 acres on the E 1/2. NE 8-22-17 W4 (16.46 acres) houses the delivery point for the E ½ 17, there is a dugout for cattle to water and a set of working corrals with power at the corrals. There is also an old 40' x 60' metal clad shop with concrete floor that is in disrepair and of no value. There is a drilled well on SE 20 with a solar watering system, the solar watering system will not stay with the sale. The owners have watered 200-300 cattle from this well in the fall. There is \$33,687 in surface lease revenue and access to community pasture (restrictions apply).



## Essential Information

|           |              |
|-----------|--------------|
| MLS® #    | A2213915     |
| Price     | \$11,057,190 |
| Bathrooms | 0.00         |

|          |                 |
|----------|-----------------|
| Acres    | 971.46          |
| Type     | Land            |
| Sub-Type | Commercial Land |
| Status   | Active          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | Twp Rd 222              |
| Subdivision | NONE                    |
| City        | Rural Newell, County of |
| County      | Newell, County of       |
| Province    | Alberta                 |
| Postal Code | T0J 0B0                 |

### Exterior

|                 |                         |
|-----------------|-------------------------|
| Lot Description | Gentle Sloping, Pasture |
|-----------------|-------------------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 54               |
| Zoning         | A-GEN            |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Lively Realty Ltd. |
|----------------|--------------------|

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