

\$330,000 - Nw S11-t46-r7 W5 Twp Rd 462, Rural Wetaskiwin No. 10, County of

MLS® #A2221361

\$330,000

0 Bedroom, 0.00 Bathroom,
Land on 160.00 Acres

NONE, Rural Wetaskiwin No. 10, County of,
Alberta

Here's your chance to own a full quarter section (160 acres) of versatile agricultural land with incredible potential. Whether you're a rancher looking for extra pasture or an avid outdoorsman in search of your own hunting paradise, this property checks all the boxes. A scenic creek meanders through the land, adding both beauty and practical value.

Approximately 15 acres are already cultivated (2025 crop is leased), offering a great spot for hay or feed production—ideal for ranching operations. The remaining pasture is ready for grazing, making this quarter a smart addition to any agricultural portfolio. Hunters will appreciate the natural mix of treed areas and open ground. It's the perfect habitat for wildlife, with the potential to harvest a trophy buck or bull moose—right on your own land. Manage your own hunting grounds and enjoy the privacy and freedom that comes with owning your own quarter. The land is partially fenced and currently generates approximately \$3,500 in lease revenue annually, providing a nice passive income stream. Please note: there are some restrictions to access. With affordable quarters becoming increasingly scarce, this is a rare find in today's market. Don't miss your chance to own this exceptional piece of land—opportunities like this are few and far between. Act now before it's gone!



Essential Information

| | |
|-----------|------------------|
| MLS® # | A2221361 |
| Price | \$330,000 |
| Bathrooms | 0.00 |
| Acres | 160.00 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|------------------------------------|
| Address | Nw S11-t46-r7 W5 Twp Rd 462 |
| Subdivision | NONE |
| City | Rural Wetaskiwin No. 10, County of |
| County | Wetaskiwin No. 10, County of |
| Province | Alberta |
| Postal Code | T0C 0T0 |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 14th, 2025 |
| Days on Market | 43 |
| Zoning | AG |

Listing Details

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|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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