



## 42207 Range Road 243 Rural Ponoka County AB

\$2,455,000

Looking to expand your seeded acres? This opportunity in Ponoka County offers a quarter and two 80's, all connected. 320 acres total - SW, S 1/2 of NW, S 1/2 of NE 3-42-24 W4. Directions: 7 miles (11.4 km) east of Ponoka on Hwy 53, 5.5 miles south on RR 243 - Approx. 220 acres cultivated; approx. 60 acres pasture and 30 acres treed. On the SW quarter, approximately 15+ treed acres could be cleared for additional cultivated acres. - Land is primarily CLI Soil Class 2, with a small amount of Class 3. - Three surface leases are up to date and currently generate annual revenue of \$7,766. - Note: The South 80 acres of NE 3-42-24 W4 is currently in the process of being subdivided out and the sale of that 80 is conditional upon the completion of the subdivision.

Listing Presented By:



Originally Listed by:  
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