



Rural Westlock County Alberta

\$1,995,000

ATTENTION INVESTORS, FARMERS & DEVELOPERS! Don't miss this rare opportunity! Just 1 km south of Westlock town limits, with direct access from its own service road off Highway 44, lies this 150-acre parcel of highly productive Class 2 (CLI #2) farmland. 2 wells, 2 dugouts, 2 buildings & fenced. Located along the major north-south corridor from Edmonton to northern Alberta, this stretch of Highway 44 is a prime route for commercial and industrial development, making this land not only ideal for agriculture but also a strategic investment opportunity. Owned by the same family for over 70 years, this fertile land offers an exceptional chance for: - Local farmers seeking quality soil close to town - Developers looking for accessible, high-visibility land - Investors capitalizing on Westlock's growth and highway frontage potential Whether you're expanding your farming operation or land-banking for future development, this parcel checks all the boxes. (id:6769)

Listing Presented By:



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