



## Rural Sturgeon County Alberta

\$2,900,000

Amazing Opportunity!! 148.711 acres of current farmed land with future redevelopment possibility. #1 soil, excellent for canola and barley crops. Superior long term hold. This property is adjacent to the town of Morinville on the East side, Secondary Hwy 642 and Range Road 252. Sellers will lease back and stagger purchase price. manawin ditch tax 42.03 for 2024 (id:6769)

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

<https://www.bobmaskell.royallepage.ca/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com