\$1,495,000 - #911016 Hwy 35, Rural Northern Lights, County of

MLS® #A2146065

\$1,495,000

4 Bedroom, 3.00 Bathroom, Agri-Business on 310.00 Acres

NONE, Rural Northern Lights, County of, Alberta

Here is a chance to purchase a newer modular home and a 1/2 section of good open farmland located right on the pavement only 1.5 miles south of Manning Ab.! Property comes with a 18 yr old 1385 sq. ft. modular home with 4 bedroom 3 bathroom with full finished basement! Yard is nicely landscaped with lawn grass, spruce & poplar trees for sound barrier and wind break! Also has a garden spot & fire pit! Farmland consists of 310 acres with 295 cultivated and seeded to canola this year! There is a gas lease that has paid \$2400 for 2024! Current Renter for land is paying \$65 per acre for 2024 crop year!







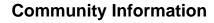
MLS® # A2146065 Price \$1,495,000

Bedrooms 4
Bathrooms 3.00
Full Baths 3

Acres 310.00

Type Agri-Business
Sub-Type Agriculture

Status Active



Address #911016 Hwy 35



Subdivision NONE

City Rural Northern Lights, County of

County Northern Lights, County of

Province Alberta
Postal Code T0H 2M0

Amenities

Utilities Electricity Paid For

Interior

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Exterior

Lot Description Farm

Additional Information

Date Listed June 30th, 2024

Days on Market 299

Zoning Agriculture

Listing Details

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.