# \$3,500,000 - 40527 262 Range Road, Rural Lacombe County

MLS® #A2183717

## \$3,500,000

8 Bedroom, 6.00 Bathroom, Agri-Business on 0.00 Acres

NONE, Rural Lacombe County, Alberta

Visit REALTOR® website for additional information. Situated just five minutes from Lacombe with quick access to Hwy 12 and Hwy 2, this exceptional 160-acre grain farm is a rare opportunity for farmers and families alike. Perched on a scenic hill, the property boasts unparalleled sunset views & a stunning view of Lacombe. With over 110,000 bushels of grain storage, multiple grain handling systems, 3 phase power & backup generator, 2 coverall tarp sheds, 44 x 68 shop, a truck scale, outdoor riding arena, nursery hog barn, and TWO spacious homes, this farm is as functional as it is beautiful. Totally Turnkey with a tractor, mowers, 2 wells, & even a games area in the shop. Too much to list! Minutes from Lacombe, AB & JJ Collett Natural Area ~ this property offers everything you need for a thriving rural lifestyle.







### **Essential Information**

MLS® # A2183717 Price \$3,500,000

Bedrooms 8
Bathrooms 6.00
Full Baths 6
Acres 0.00

Type Agri-Business
Sub-Type Agriculture

Status Active

## **Community Information**

Address 40527 262 Range Road

Subdivision NONE

City Rural Lacombe County

County Lacombe County

Province Alberta

Postal Code T4L 1W7

### Interior

Appliances Refrigerator, Washer/Dryer, Dishwasher, Electric Range, Microwave

Hood Fan, See Remarks

#### **Additional Information**

Date Listed December 17th, 2024

Days on Market 322 Zoning AG

## **Listing Details**

Listing Office PG Direct Realty Ltd.

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