

\$499,000 - Hwy 2 And Range Road 223, Rural Peace No. 135, M.d. Of

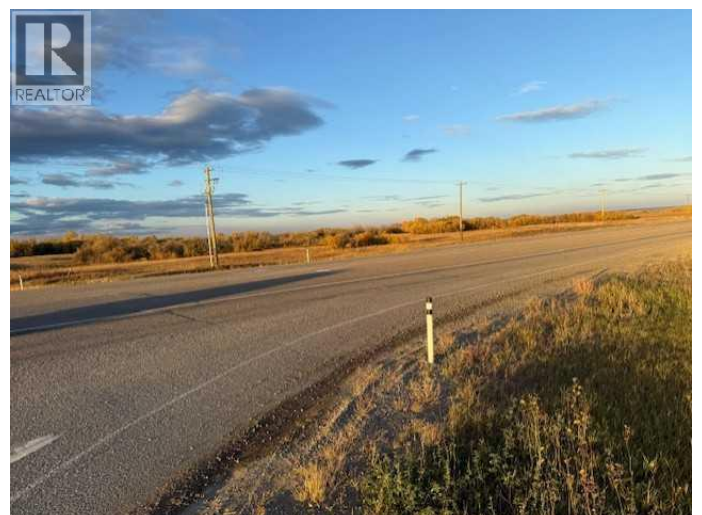
MLS® #A2262138

\$499,000

0 Bedroom, 0.00 Bathroom,
Agriculture on 153.01 Acres

N/A, Rural Peace No. 135, M.d. Of, Alberta

53 Acres – Excellent Farmland Opportunity
Just Outside Peace River Located just one mile from Peace River, this 153-acre property is ideally set up for agricultural use with approximately 125 acres open and ready for cropping. The balance is bush, providing natural shelter and versatility for future use. With Range Road 223 offering access on the west side and half a mile of Highway 2 frontage, you™ll have easy year-round access for equipment and hauling. The land is well suited for grain production, and with current crop in place, it™s ready for your operation. Large parcels this close to town are becoming harder to find – this one combines convenience, accessibility, and excellent farming potential all in one. However if you are developer/Investor Focused Here is 153 Acres of Prime Development Land on Highway 2 Near Peace River. This is a rare opportunity to acquire 153 acres of development-ready land within one mile of the Peace River town limits. With over 125 acres open and half a mile of direct Highway 2 frontage, this property offers unmatched exposure and accessibility. A Range Road runs along the west boundary, allowing multiple access points for future development. The possibilities here are endless – whether for commercial projects, residential subdivision, or mixed-use development, this land is potentially positioned for growth and with your plan in place the MD



of Peace is where you need to take your next steps . With high land values in the region and a shortage of large parcels near town, this property represents a strong investment for developers and investors alike. (id:6289)

Essential Information

Listing #	A2262138
Price	\$499,000
Bathrooms	0.00
Acres	153.01
Type	Agriculture
Sub-Type	Freehold

Community Information

Address	Hwy 2 And Range Road 223
Subdivision	N/A
City	Rural Peace No. 135, M.d. Of
Province	Alberta
Postal Code	T8S1S4

Listing Details

Listing Office Century 21 Town and Country Realty



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