

# \$1,400,000 - 28327 Highway 592 Highway 592 Highway, Rural Red Deer County

MLS® #A2199136

**\$1,400,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 155.70 Acres

NONE, Rural Red Deer County, Alberta

Prime Agricultural Land with Exceptional  
Exposure & Access

This outstanding 155.5-acre property offers highway exposure on two sides, a gentle eastern slope, and well-drained topography—making it a prime addition to any agricultural operation.

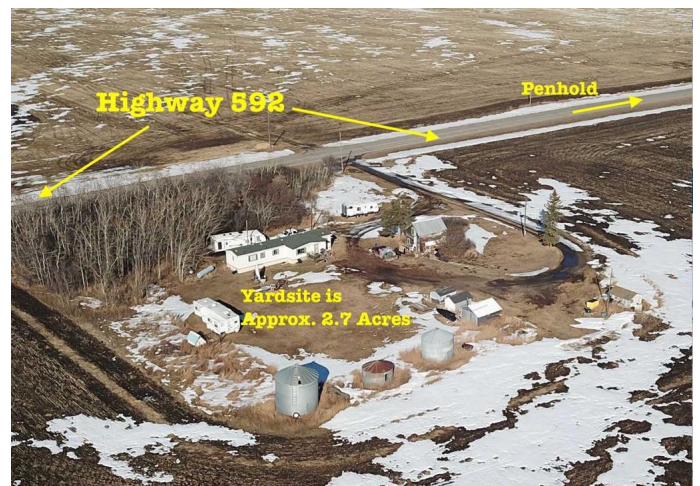
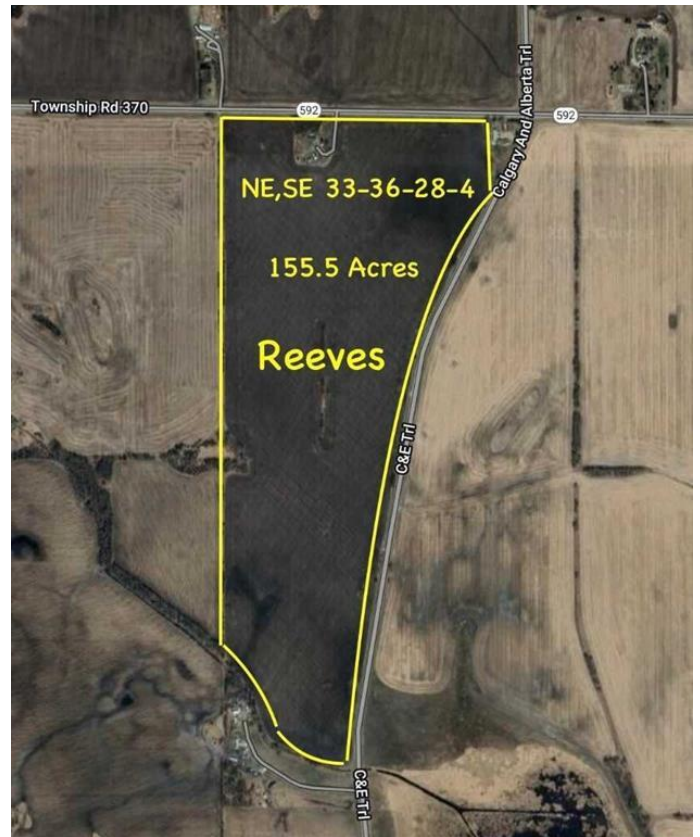
The serviced yardsite includes:

- : Gravel Driveway with highway approach
- : Propane (rented)
- : Power
- : Tree and bush windbreak
- : Water well drilled 2001
- : Septic from the mobile. unknown

This site provides an excellent location for a building yardsite or a functional bin yard.

Key Details:

The mobile home on the property does not form part of the sale; it belongs to a family member. Any negotiations regarding the mobile home and personal items must be addressed in the offer. The new owner may choose to retain the tenant, tenant rights apply.  
The older home on-site is unfit for habitation. All outbuildings are included in as-is condition. The treed area offers an effective wind barrier, ideal for a home, yardsite, or future bin yard. Boasting top-quality arable farmland, this



property is ideal for high-yield crop production. Additionally, its proximity to the new flour milling facility in Springbrook enhances its value, making it a strategic investment for grain producers. The Surface lease is on the Orphan well list and is currently being decommissioned.

A Rare Opportunity!

Don't miss this chance to own a highly visible, well-serviced, and productive farmland in a rapidly developing agricultural hub!

### **Essential Information**

MLS® #	A2199136
Price	\$1,400,000
Bathrooms	0.00
Acres	155.70
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### **Community Information**

Address	28327 Highway 592 Highway 592 Highway
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1S6

### **Amenities**

Utilities	Electricity Paid For
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### **Interior**

Appliances	None
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### **Exterior**

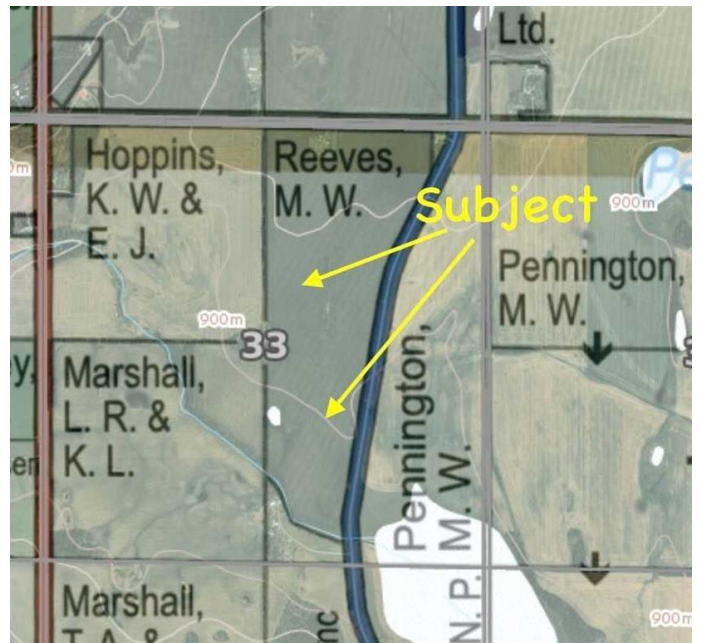
Lot Description	Cleared
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### **Additional Information**

Date Listed March 10th, 2025  
Days on Market 2  
Zoning AG

**Listing Details**

Listing Office CIR Realty



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