# \$530,000 - Nw-36-41-10-w4, Rural Flagstaff County

MLS® #E4447511

## \$530,000

0 Bedroom, 0.00 Bathroom, Rural on 157.24 Acres

None, Rural Flagstaff County, AB

Second of two excellent pasture quarters for sale, the NW-36-41-10-W4 is nestled into the scenic Battle River Valley south of Hardisty, Alberta. This quarter is reclaimed with seeded alfalfa and grass that is flat, fenced and cross-fenced for beef production in rotation. This well-managed grass quarter will fit any cattle program and would be preferred to be sold as a package with the adjacent quarter, but can be sold separate. Excellent access to limitless water, hunting and locations to build a scenic country home! Note: Flagstaff County has approximately 8000 tons of pit run piled on the property @ \$5.00/ton. Final value is determined and paid upon crushing and weighing. This will go with the property as a benefit to the Buyer. More potential gravel is possible with test hole diggings. Seller wishes to leave his aeration grain bins on the land and make an access agreement with the buyer for the bins, water for spraying and the reject sand on the property to be hauled out over time.

### **Essential Information**

MLS® # E4447511 Price \$530,000

Bathrooms 0.00 Acres 157.24







Type Rural

Sub-Type Vacant Lot/Land

Status Active

# **Community Information**

Address Nw-36-41-10-w4

Area Rural Flagstaff County

Subdivision None

City Rural Flagstaff County

County ALBERTA

Province AB

Postal Code T0B 1V0

### **Exterior**

Exterior Features Fenced, Flat Site, Lake View, Recreation Use, See Remarks

### **Additional Information**

Date Listed July 11th, 2025

Days on Market 123

Zoning Zone 80

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Listing information last updated on November 11th, 2025 at 7:47pm MST