

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

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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!



## Essential Information

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

## Community Information

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
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### **Interior**

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

Lot Description	Farm
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### **Additional Information**

Date Listed	June 30th, 2024
Days on Market	292
Zoning	Agriculture

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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