

# \$1,450,000 - 35213 Rr 254, Rural Red Deer County

MLS® #A2145554

**\$1,450,000**

4 Bedroom, 1.00 Bathroom,  
Agri-Business on 145.79 Acres

Pine Lake West, Rural Red Deer County,  
Alberta

This is a well established generational farm consisting of 145.79 acres and located southwest of Pine Lake. It offers a 1250 sq ft fully finished bungalow with attached garage and a full compliment of farm buildings including a 40x48 heated Butler Building shop with 220 Pwr, 20x26 metal sided hiproof barn, 24x30 metal sided garage, 12x32 garage, 32x60 metal sided machine shed, 30x50 metal sided machine shed, 30x52 metal sided equipment shed, 24x60 animal shelter, 2 smaller animal shelters, 8x16 feed bin, 12x20 shed. The property is fenced and cross fenced with some corrals. Approx 100 acres of the property is rented at approx \$110/acre for crop. There is about 38 acres of pasture and the farmyard consists of about 7-8 acres. There is gas well revenue that garners \$10,700/year.

## Essential Information

|            |               |
|------------|---------------|
| MLS® #     | A2145554      |
| Price      | \$1,450,000   |
| Bedrooms   | 4             |
| Bathrooms  | 1.00          |
| Full Baths | 1             |
| Acres      | 145.79        |
| Type       | Agri-Business |
| Sub-Type   | Agriculture   |



Status                      Active

**Community Information**

Address                      35213 Rr 254  
Subdivision                Pine Lake West  
City                            Rural Red Deer County  
County                        Red Deer County  
Province                     Alberta  
Postal Code                T4G 0M4

**Additional Information**

Date Listed                 June 28th, 2024  
Days on Market            358  
Zoning                        AG

**Listing Details**

Listing Office              Coldwell Banker Ontrack Realty

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