

\$240,000 - Ne 13-55-2-4, Se & Ne 24-55-2-4, Se 25-55-2-4, Rural Vermilion River, County of

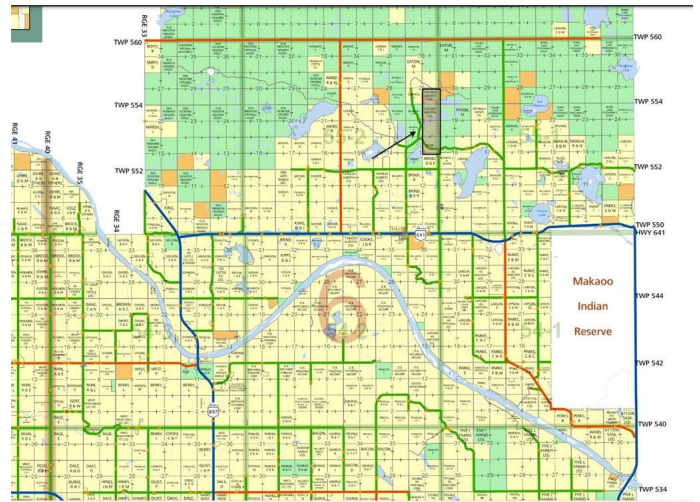
MLS® #A2184417

\$240,000

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

NONE, Rural Vermilion River, County of,
Alberta

This 454 acre pasture is located approximately three miles north of Tulliby Lake, AB in the County of Vermilion River encompassing the SE 25, NE 24, SE 24, and the north portion of NE 13-55-02-W4. It is offered as a transfer of lease for Public Lands under Grazing Lease GRL 35668. AUMs currently allowed (AUM defined as a cow weighing 1,000 pounds with, or without, an un-weaned calf of up to six months of age) is 94. Lease expires March 31, 2034. Four wire fenced perimeter, some requiring repair. Current leaseholder has committed to clearing the first 60â€™™ within the fence line boundaries by April 2025. Previous twelve months surface lease revenue on the subject property from CNRL totalled \$12,940 however there has been reclamation activity making the future revenue stream uncertain, therefore prospective leaseholders should make their own inquiries as no warranties by the outgoing leaseholder will be provided. 2024 property taxes \$387. Any transition agreement between leaseholders must meet the approval of Alberta Forestry and Parks with the incoming leaseholder responsible for the pertinent transfer fees. More details on Public Lands fees and rents are available by going to <https://open.alberta.ca/publications/aep-minist-erial-order-01-2020>. Additional information is available by contacting the listing office.



Essential Information

| | |
|-----------|---------------|
| MLS® # | A2184417 |
| Price | \$240,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Status | Active |

Community Information

| | |
|-------------|---|
| Address | Ne 13-55-2-4, Se & Ne 24-55-2-4, Se 25-55-2-4 |
| Subdivision | NONE |
| City | Rural Vermilion River, County of |
| County | Vermilion River, County of |
| Province | Alberta |
| Postal Code | T0A 3K0 |

Exterior

| | |
|-----------------|-------|
| Lot Description | Treed |
|-----------------|-------|

Additional Information

| | |
|----------------|---------------------|
| Date Listed | December 23rd, 2024 |
| Days on Market | 260 |
| Zoning | AG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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