\$455,000 - Ne-35-41-10-w4, Rural Flagstaff County

MLS® #E4447499

\$455,000

0 Bedroom, 0.00 Bathroom, Rural on 160.52 Acres

None, Rural Flagstaff County, AB

One of two excellent pasture quarters for sale, the NE-35-41-10-W4 is nestled into the scenic Battle River Valley south of Hardisty, Alberta. This is a natural hard grass quarter that has a nice balance of trees and grass that has been grazed for beef production in rotation with the NW-36-41-10-W4. 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.

Essential Information

MLS® # E4447499 Price \$455,000

Bathrooms 0.00

Acres 160.52







Type Rural

Sub-Type Vacant Lot/Land

Status Active

Community Information

Address Ne-35-41-10-w4

Area Rural Flagstaff County

Subdivision None

City Rural Flagstaff County

County ALBERTA

Province AB

Postal Code T0B 1V0

Exterior

Exterior Features Fenced, Hillside, Lake View, Private Setting, Recreation Use, Rolling

Land

Additional Information

Date Listed July 11th, 2025

Days on Market 120

Zoning Zone 80

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Listing information last updated on November 8th, 2025 at 10:02am MST