

# \$3,500,000 - 40527 262 Range Road, Rural Lacombe County

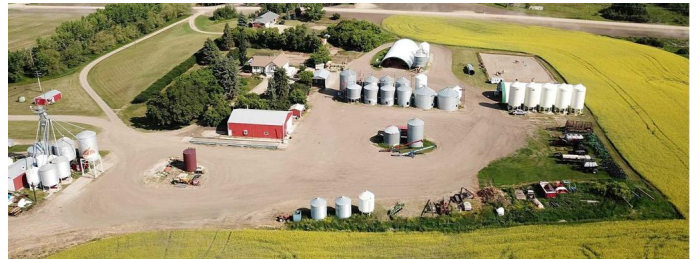
MLS® #A2183717

**\$3,500,000**

8 Bedroom, 6.00 Bathroom,  
Agri-Business on 0.00 Acres

NONE, Rural Lacombe County, Alberta

Visit REALTOR® website for additional information. Situated just five minutes from Lacombe with quick access to Hwy 12 and Hwy 2, this exceptional 160-acre grain farm is a rare opportunity for farmers and families alike. Perched on a scenic hill, the property boasts unparalleled sunset views & a stunning view of Lacombe. With over 110,000 bushels of grain storage, multiple grain handling systems, 3 phase power & backup generator, 2 coverall tarp sheds, 44 x 68 shop, a truck scale, outdoor riding arena, nursery hog barn, and TWO spacious homes, this farm is as functional as it is beautiful. Totally Turnkey with a tractor, mowers, 2 wells, & even a games area in the shop. Too much to list! Minutes from Lacombe, AB & JJ Collett Natural Area ~ this property offers everything you need for a thriving rural lifestyle.



## Essential Information

MLS® #	A2183717
Price	\$3,500,000
Bedrooms	8
Bathrooms	6.00
Full Baths	6
Acres	0.00
Type	Agri-Business
Sub-Type	Agriculture

Status Active

### Community Information

Address 40527 262 Range Road  
Subdivision NONE  
City Rural Lacombe County  
County Lacombe County  
Province Alberta  
Postal Code T4L 1W7

### Interior

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer

### Additional Information

Date Listed December 17th, 2024  
Days on Market 127  
Zoning AG

### Listing Details

Listing Office PG Direct Realty Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.