

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

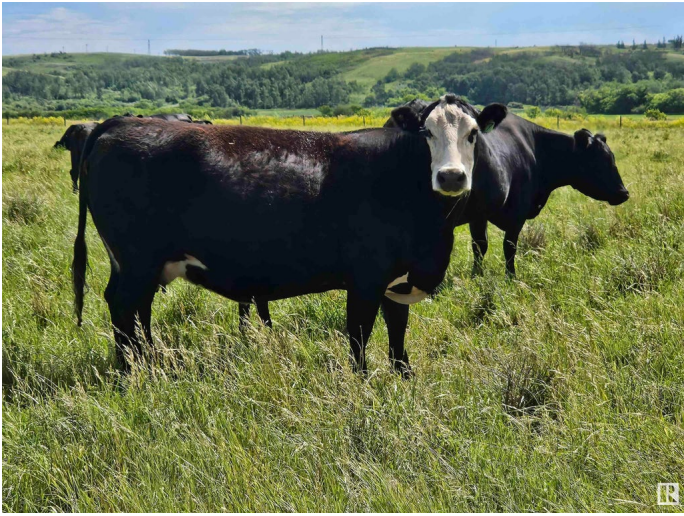
MLS® #E4447499

\$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
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Additional Information

Date Listed	July 11th, 2025
Days on Market	2
Zoning	Zone 80

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Listing information last updated on July 13th, 2025 at 4:32pm MDT