

# \$530,000 - Nw-36-41-10-w4, Rural Flagstaff County

MLS® #E4447511

**\$530,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 157.24 Acres

None, Rural Flagstaff County, AB

Second of two excellent pasture quarters for sale, the NW-36-41-10-W4 is nestled into the scenic Battle River Valley south of Hardisty, Alberta. This quarter is reclaimed with seeded alfalfa and grass that is flat, fenced and cross-fenced for beef production in rotation. 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 to be hauled out over time.



## Essential Information

MLS® #	E4447511
Price	\$530,000
Bathrooms	0.00
Acres	157.24

Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Nw-36-41-10-w4
Area	Rural Flagstaff County
Subdivision	None
City	Rural Flagstaff County
County	ALBERTA
Province	AB
Postal Code	T0B 1V0

### Exterior

Exterior Features	Fenced, Flat Site, Lake View, Recreation Use, See Remarks
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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