

# **\$700,000 - Nw & Sw 35-50-4-4, Rural Vermilion River, County of**

---

MLS® #A2226997

**\$700,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 236.20 Acres

NONE, Rural Vermilion River, County of,  
Alberta

\$700,000 is the starting price / minimum opening offer for the NW & SW 35-50-4-W4 to be sold by Progressive Tender® with all initial offers opened Noon, Tuesday July 22, 2025. This parcel of land is comprised of 236 titled acres and located on Highway #16 eight miles west of Kitscoty in the County of Vermilion River. CVR Farmland Calculation Report indicates a potential of 212 cultivated acres, however the tenant reports 200 is currently being cropped. Actual acres under cultivation each year may vary with weather conditions and agronomic practice. Combined 2024 CVR assessment is \$22,500 for the NW 35 and \$16,960 for the SW 35. 2025 crop is canola on the NW with peas on the SW. Lease contract on land is in place until October 31, 2026 with semi-annual payments of \$8,500 due April 15 and October 31. Property comes with a 40' x 60' structure, started in 2022, of which 40' x 40' is shop space plus 20' x 40' living quarters. Metal exterior, concrete floor, large bi-fold door, infloor boiler heat plus forced air, water well, septic system, and power. Propane tank is rented. Proposed possession date is September 1, 2025 unless otherwise agreed with fall rent accruing to incoming owner. All surface leases currently registered on title have been remediated resulting in no further revenue forthcoming.



Contact Listing Office for a detailed information package, website address with photos, and mandatory offer requirements. Viewing on shop by appointment.

### Essential Information

MLS® #	A2226997
Price	\$700,000
Bathrooms	0.00
Acres	236.20
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### Community Information

Address	Nw & Sw 35-50-4-4
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 0X0

### Amenities

Utilities	Sewer Connected, Water Connected
-----------	----------------------------------

### Additional Information

Date Listed	June 6th, 2025
Days on Market	11
Zoning	AG

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.