

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

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

**Additional Information**

Date Listed                December 17th, 2024  
Days on Market            241  
Zoning                      AG

**Listing Details**

Listing Office             PG Direct Realty Ltd.

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