# \$3,000,000 - 173030 Hwy 875, Tilley

MLS® #A2185378

## \$3,000,000

2 Bedroom, 1.00 Bathroom, 1,044 sqft Agri-Business on 246.46 Acres

NONE, Tilley, Alberta

Good irrigated land 250 acre m/l along highway 875 south east of Brooks near Tilley.

Surface revenue \$17,580 a year, total acres 246.46 acres and 195 acre EID water rights

Older yard site with trees on paved highway 875 north of Rolling Hills & west of Tilley.

Pivot not included, wheels and puming unit included, Pressurised EID outlets for water (3)

Great parcel to look for parceling out & optimizing the potential of the land.

Rented for the 2024 crop year., 4 parcels total

Built in 1940

### **Essential Information**

MLS® # A2185378 Price \$3,000,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 1,044
Acres 246.46
Year Built 1940

Type Agri-Business

Sub-Type Agriculture
Style Bungalow







Status Active

# **Community Information**

Address 173030 Hwy 875

Subdivision NONE City Tilley

County Newell, County of

Province Alberta
Postal Code T0J3K0

#### **Additional Information**

Date Listed January 6th, 2025

Days on Market 299
Zoning ag

## **Listing Details**

Listing Office Real Estate Centre - Coaldale

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