

\$30,200 - 4;27;25;32;sw, Rural Rocky View County

MLS® #A2258116

\$30,200

0 Bedroom, 0.00 Bathroom,
Land on 141.10 Acres

NONE, Rural Rocky View County, Alberta

DUHN AUCTION " LOT 4

***This property is being sold by
UNRESERVED ONLINE AUCTION through
PREMIER AUCTIONS. Bidding starts on
NOVEMBER 11th, 2025 and ends on
NOVEMBER 18th, 2025. Property is SOLD to
the HIGHEST BIDDER. No offers will be
accepted before. Buyer's due diligence
must be done prior to auction day. All bidders
must register with Premier Auctions.***

Incredible INVESTMENT OPPORTUNITY!

Just 10 minutes east of Calgary, this 141-acre
parcel offers exceptional potential in an
unbeatable location"only 2 miles from
Delacour and 2 miles off pavement. This
parcel is a fantastic opportunity to expand your
land base, build your dream home or hold for
future development. 141.10 acres mixed
agricultural land (full 160 acres less untitled
WID Serviceberry Irrigation System). +/-125
arable acres (currently 60 acres seeded to
pasture on North end of parcel, balance of
cultivated land 2025 pea crop, 2024 soft white
wheat) plus 16 acres of coulee. Fully fenced
on West and North sides, cross-fenced inside
quarter to follow canal.

**There is an easement on this parcel for the
benefit of E 1/2 32-25-27 W4.

Three adjoining parcels (A2258113,
A2258114, A2258115) are also being sold by
auction, creating the rare chance to own
nearly a full section.

Property sold "AS IS WHERE IS" to the
highest bidder. No warranties or



representation.

Viewing Days: No formal viewing times for this parcel as it can be seen any time from the road.

Directions: Between Rge Rd 274 and 275 and Twp Rd 260, Rocky View County. Legal land description: SW-32-25-27 W4. Delacour, AB

Essential Information

MLS® #	A2258116
Price	\$30,200
Bathrooms	0.00
Acres	141.10
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	4;27;25;32;sw
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1Z0L5

Amenities

Waterfront	Creek
------------	-------

Additional Information

Date Listed	September 19th, 2025
Days on Market	31
Zoning	AG

Listing Details

Listing Office	RE/MAX Key
----------------	------------

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.