

\$2,000,000 - W 1/2 22-71-9-w6 43 Highway, Huallen

MLS® #A2026266

\$2,000,000

0 Bedroom, 0.00 Bathroom,
Land on 299.00 Acres

NONE, Huallen, Alberta

299 +/- acres of Highway 43 frontage and railroad right through the property. This half section is 13.5 miles West of Grande Prairie; 5 miles East of Beaverlodge. Potential for industrial development; there are two current developments in the area; one oilfield and one agricultural. Property has approx. \$12,000/year in Surface Lease Revenue and roughly 280 acres cultivated. Titles to the property are for each quarter section. Seller is willing to separate and sell NW quarter first, asking \$1,400,000, and the SW quarter second for an asking price of \$1,000,000.00. Call a Realtor of your choice for more information.



Essential Information

MLS® #	A2026266
Price	\$2,000,000
Bathrooms	0.00
Acres	299.00
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	W 1/2 22-71-9-w6 43 Highway
Subdivision	NONE
City	Huallen
County	Grande Prairie No. 1, County of

Province	Alberta
Postal Code	T0H 0C0

Exterior

Lot Description	Cleared
-----------------	---------

Additional Information

Date Listed	February 17th, 2023
-------------	---------------------

Days on Market	795
----------------	-----

Zoning	AG
--------	----

Listing Details

Listing Office	All Peace Realty Ltd.
----------------	-----------------------

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