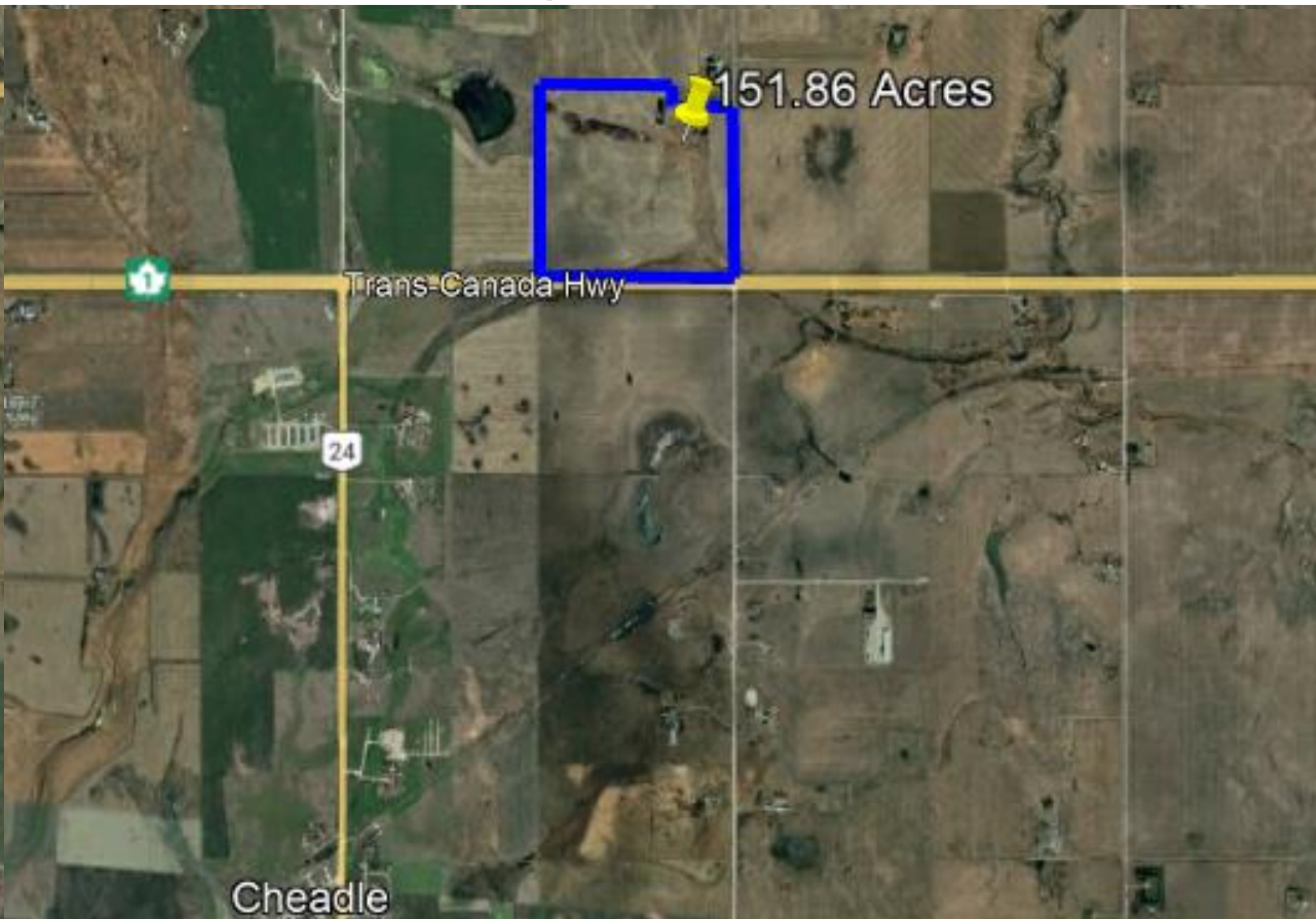


# Land for Sale – 151.86 Acres

**PRESTIGE**  
COMMERCIAL GROUP

**RE/MAX**  
COMMERCIAL®

**Rethinking Commercial Real Estate**



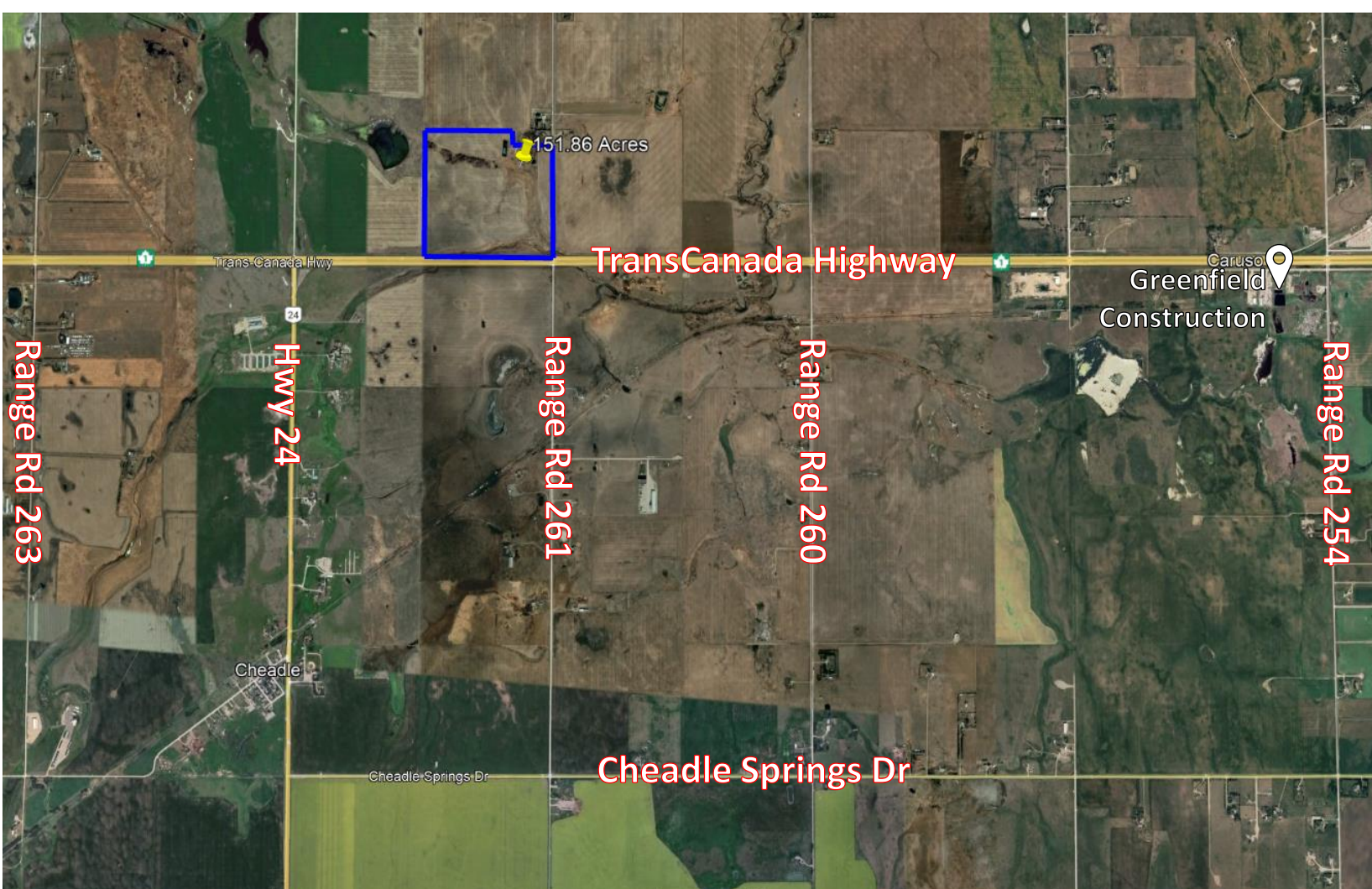
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**Roger Ledene**, Associate Broker

**403-607-5811**

[roger@prestigecommercial.ca](mailto:roger@prestigecommercial.ca)

# Wheatland County – \$2,700,000 Acres



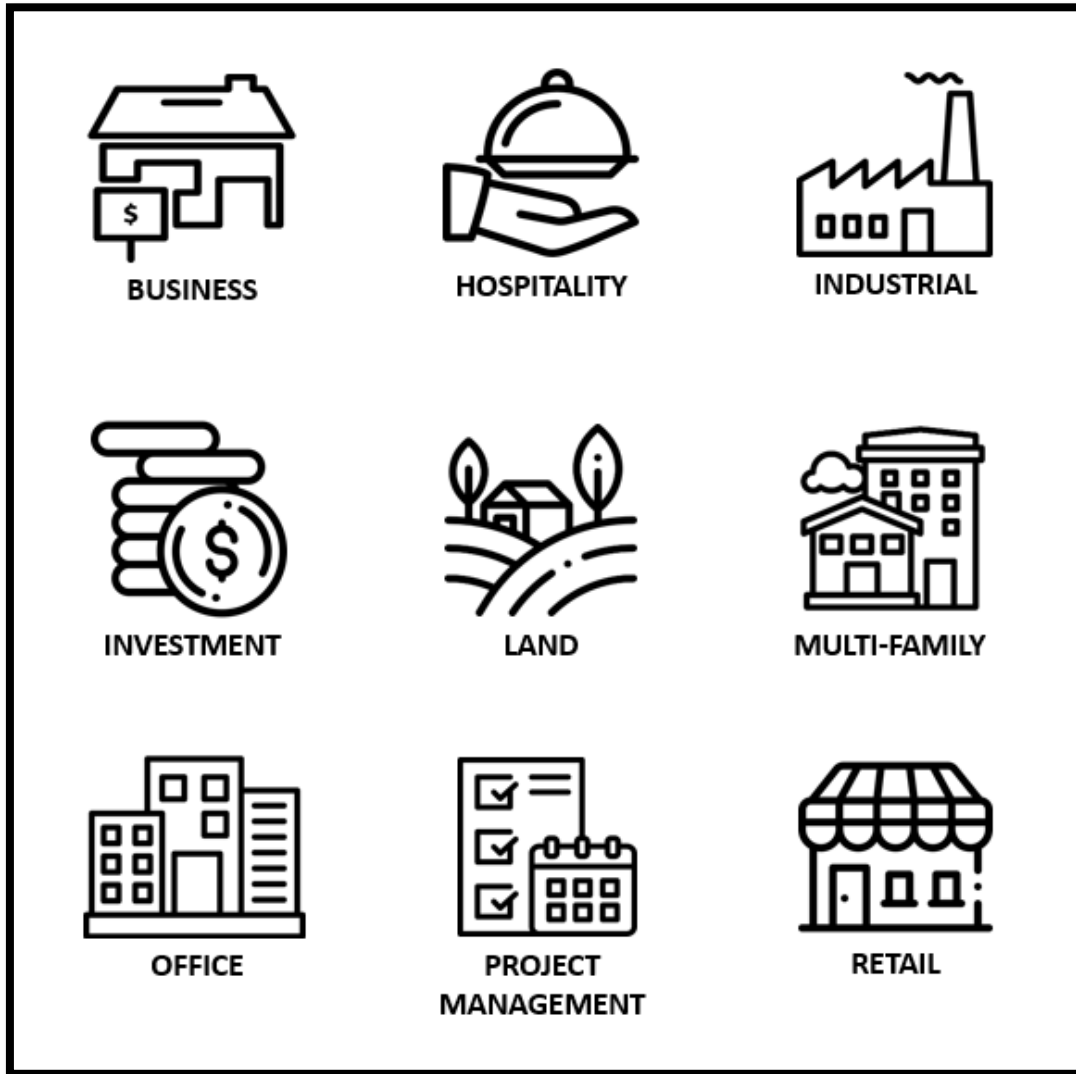
<b>Address:</b>	<b>242036 Range Road 261, Wheatland County, AB</b>
<b>Zoning:</b>	<b>Agricultural (A-GEN)</b>
<b>Total Size:</b>	<b>151.86± Acres</b>
<b>Asking Price:</b>	<b>\$2,700,000</b>

- The land is close to the future home of the De Havilland Field in Wheatland County. The potential and opportunities are endless.
- 152± acres of prime development land with Highway exposure currently zoned as AG is located on TransCanda Highway and Range Rd 261.
- Very attractive option for industrial commercial and highway commercial land compared to land values in Calgary and Strathmore.
- Only 40 minutes to Calgary.
- Low property tax compared to Chestermere and Calgary.

**Roger Ledene,** Associate Broker

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**11450 – 29<sup>th</sup> Street SE, Unit 201  
Calgary, Alberta T2Z 3V5**

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