

# Land for Sale – 151.86 Acres



**Rethinking Commercial Real Estate**

**403-204-9323**



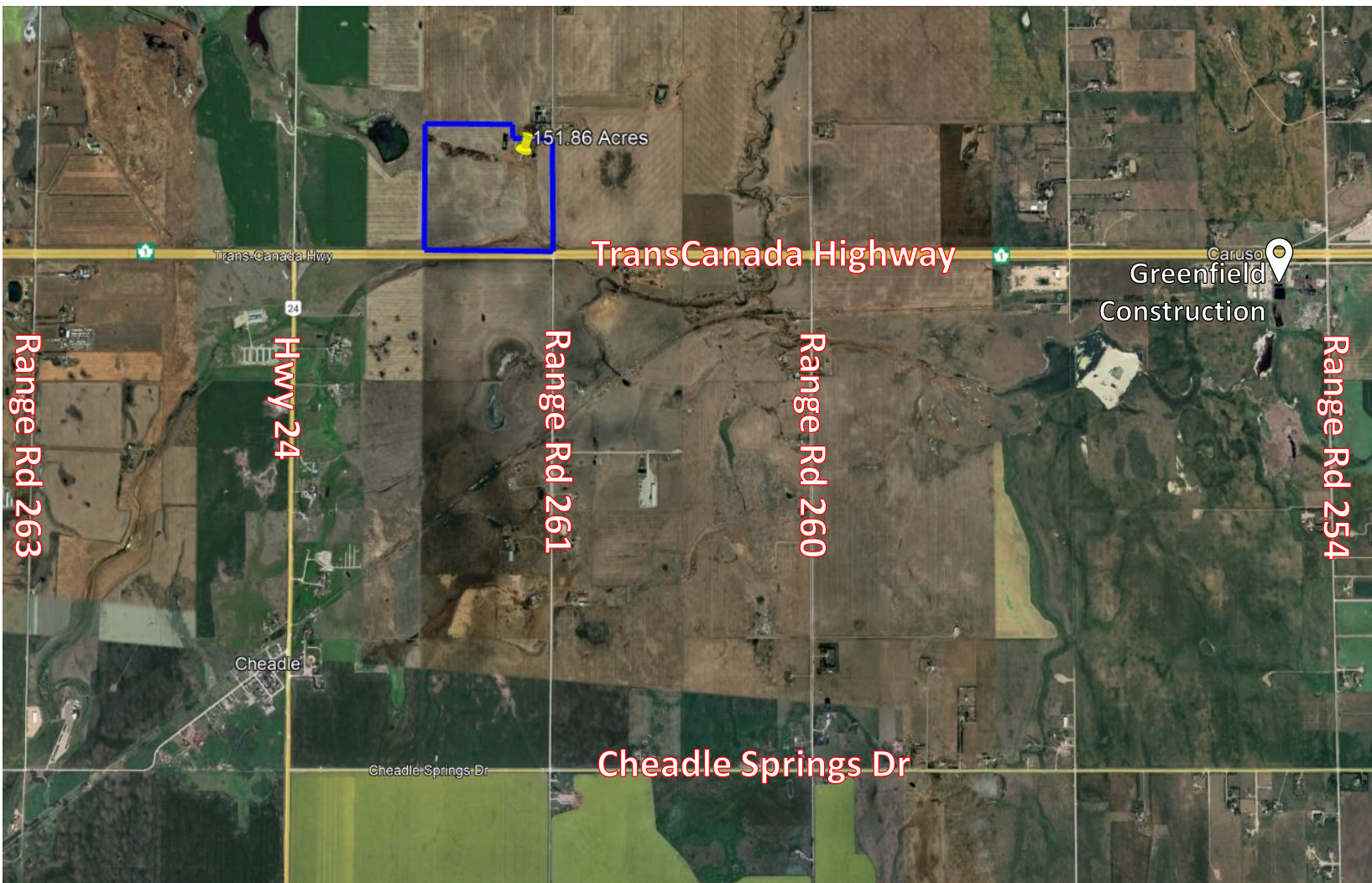
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**Roger Ledene,** Associate Broker

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# 242036 Range Road 261 – \$2,700,000



**Address:** 242036 Range Road 261,  
Wheatland County, AB

**Zoning:** Agricultural (A-GEN)

**Total Size:** 151.86± Acres

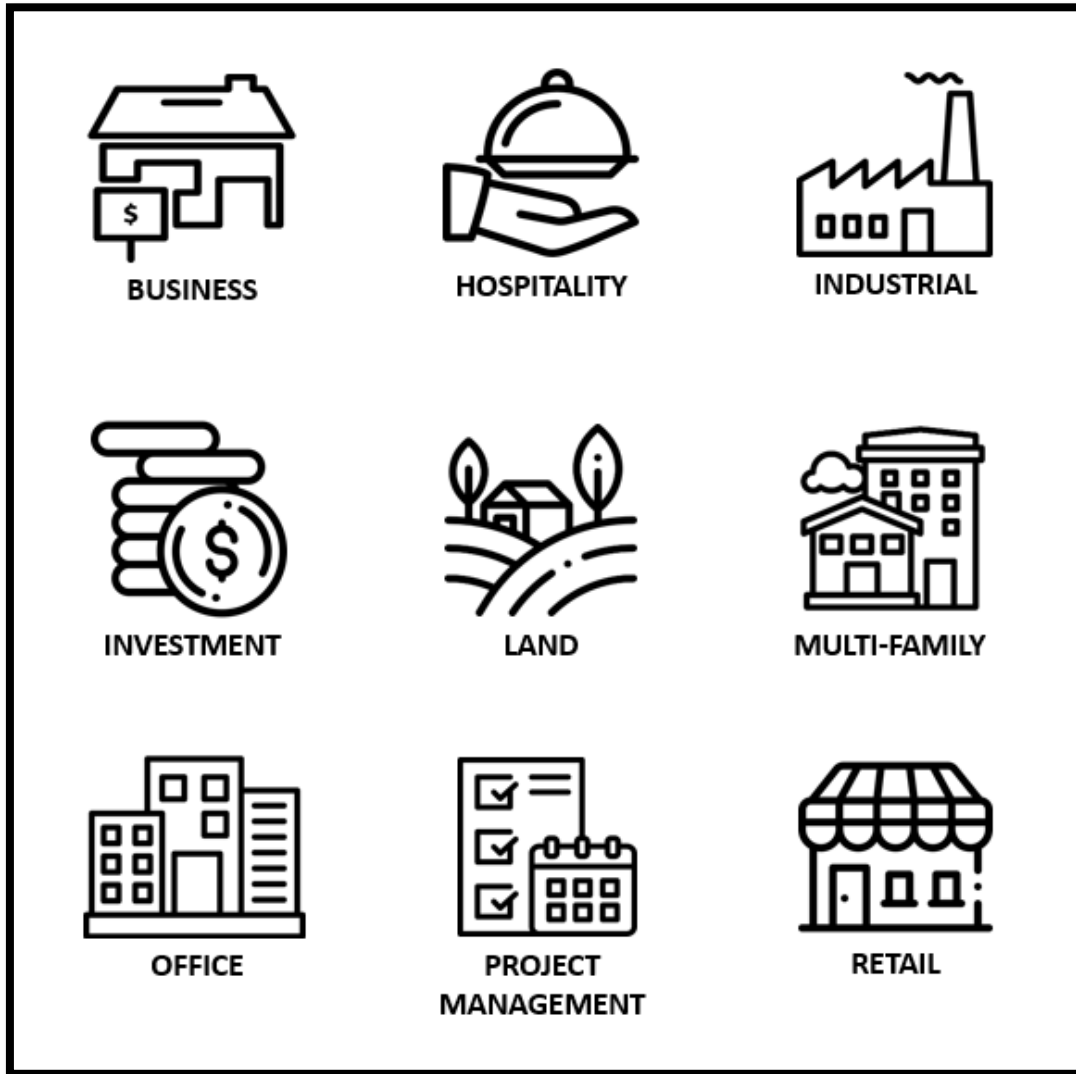
**Asking Price:** \$2,700,000

- 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.

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