

\$4,800,000 - 9-43-18-w4 & Nw 4-43-18-w4, Rural Camrose County

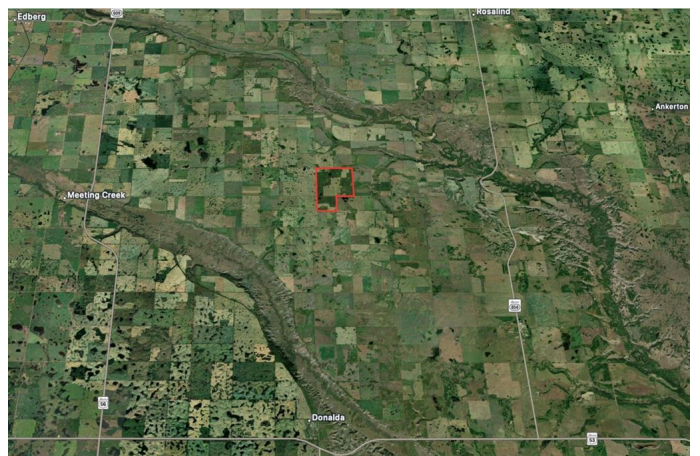
MLS® #A2206324

\$4,800,000

0 Bedroom, 0.00 Bathroom,
Land on 780.28 Acres

NONE, Rural Camrose County, Alberta

An exceptionally rare opportunityâ€”780.28 acres of unspoiled Alberta beautyâ€”an extraordinary legacy property spanning five contiguous quarter sections in the heart of Camrose County. This expansive and income-producing landholding is a rare find, combining the serenity of natural wilderness with the functionality of prime agricultural land. The landscape is a stunning mosaic of open cultivated fields, mature woodlands, natural wetlands, and a gently winding creekâ€”offering a picturesque and ecologically rich setting that supports a wide range of uses. Zoned General Agricultural and accessible year-round via county-maintained roads, this property provides exceptional versatility for farming, outdoor recreation, hunting, private retreats, or conservation-based development. Nature lovers will be drawn to the abundant wildlife that roam the landâ€”moose, deer, and waterfowl thrive in the property's diverse habitat, making it an ideal sanctuary for sportsmen or those seeking seclusion and connection with the land. Currently, approximately ~270 acres are cultivated and leased, offering immediate rental income, while an active surface lease and habitat retention agreement provide additional revenue streams. For those with a long-term vision, the property also offers subdivision potential across up to eight quarter sections,



enhancing its investment appeal. Whether you are an investor, conservationist, farmer, or visionary looking to secure a private rural escape, this remarkable 780-acre holding presents an extraordinary opportunity to secure a large, diverse land holding in one of Alberta's most scenic rural corridors.

Excepting thereout all mines and minerals

Essential Information

MLS® #	A2206324
Price	\$4,800,000
Bathrooms	0.00
Acres	780.28
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	9-43-18-w4 & Nw 4-43-18-w4
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 1H0

Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line
Waterfront	See Remarks, Pond, Creek

Additional Information

Date Listed	March 28th, 2025
Days on Market	40
Zoning	A

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

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.