

# **\$33,280 - 4;27;25;32;nw, Rural Rocky View County**

MLS® #A2258113

**\$33,280**

0 Bedroom, 0.00 Bathroom,  
Land on 152.00 Acres

NONE, Rural Rocky View County, Alberta

DUHN AUCTION â€“ LOT 1

\*\*\*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. Buyerâ€™s due diligence  
must be done prior to auction day. All bidders  
must register with Premier Auctions.\*\*\*

Incredible INVESTMENT OPPORTUNITY!

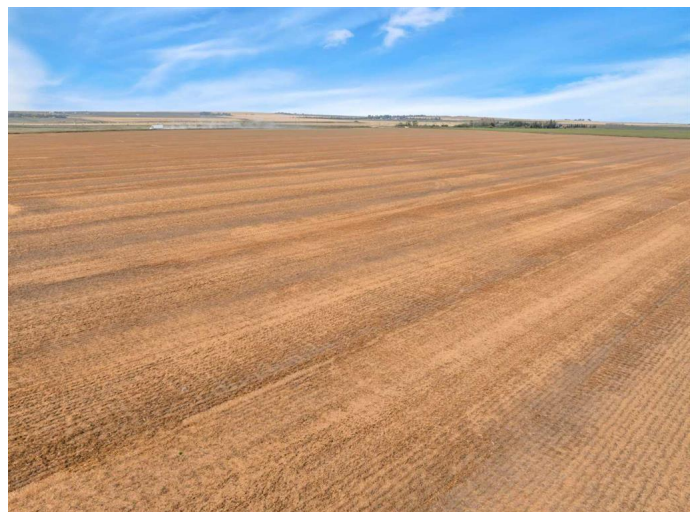
Just 10 minutes east of Calgary, this 152-acre  
parcel offers exceptional potential in an  
unbeatable locationâ€”only 2 miles from  
Delacour and 2 miles off pavement. This  
parcel is a fantastic opportunity to expand your  
land base, build your dream home or hold for  
future development. 152 acres mixed  
agricultural land (one 8 acre parcel subdivided  
out). +/-135 mixed cultivated acres (2025 pea  
crop, 2024 soft white wheat crop) plus 17  
acres pasture/coulee. Full perimeter fencing.  
\$2,000/yr in surface lease revenue.

Three adjoining parcels (A2258114,  
A2258115, A2258116) are also being sold by  
auction, creating the rare chance to own  
nearly a full section.

Property sold â€œAS 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: NW-32-25-27 W4. Delacour, AB.

### Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2258113         |
| Price     | \$33,280         |
| Bathrooms | 0.00             |
| Acres     | 152.00           |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4;27;25;32;nw           |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T1Z 0L5                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 3                    |
| Zoning         | AG                   |

### Listing Details

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

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