

\$30,200 - 4;27;25;32;sw, Rural Rocky View County

MLS® #A2258116

\$30,200

0 Bedroom, 0.00 Bathroom,
Land on 141.10 Acres

NONE, Rural Rocky View County, Alberta

DUHN AUCTION â€“ LOT 4

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 141-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. 141.10 acres mixed agricultural land (full 160 acres less untitled WID Service Berry Irrigation System). +/-125 arable acres (currently 60 acres seeded to pasture on North end of parcel, balance of cultivated land 2025 pea crop, 2024 soft white wheat) plus 16 acres of coulee. Fully fenced on West and North sides, cross-fenced inside quarter to follow canal.

Three adjoining parcels (A2258113, A2258114, A2258115) 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: SW-32-25-27 W4. Delacour, AB

Essential Information

MLS® #	A2258116
Price	\$30,200
Bathrooms	0.00
Acres	141.10
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	4;27;25;32;sw
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1Z0L5

Amenities

Waterfront	Creek
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Additional Information

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

Listing Details

Listing Office	RE/MAX Key
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