

# \$322,000 - Range Rd 215 Twp Rd 622, Rural Thorhild County

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MLS® #A2161426

**\$322,000**

0 Bedroom, 0.00 Bathroom,  
Land on 159.00 Acres

NONE, Rural Thorhild County, Alberta

PASTURE Land, with Creek, Dugout, Trees  
and Fenced.

Discover a beautiful piece of pastureland,  
perfect for farming, livestock or simply enjoying  
the great outdoors.

This property features:

159 Acres with no subdivision out.

A Year-round Creek, so a natural water source  
that adds both beauty and functionality to the  
land.

Dug out: Ideal for livestock or as a reserve  
water source.

Mature trees: Providing shade and enhancing  
the landscape's natural beauty.

This land offers the prefect blend of open  
space and natural amenities, making it ideal  
for a variety of uses.

Whether you are looking to expand your  
farming operations or seeking a peaceful  
retreat, this property has it all.

Only 15 minutes North of Thorhild and 10  
minutes West from Newbrook.

NW-8-62-21-W4.

There is an overhead power line within half a  
mile to the East at the corner of RR 214 and  
622. (no powerline at the land)



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2161426        |
| Price     | \$322,000       |
| Bathrooms | 0.00            |
| Acres     | 159.00          |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | Range Rd 215 Twp Rd 622 |
| Subdivision | NONE                    |
| City        | Rural Thorhild County   |
| County      | Thorhild County         |
| Province    | Alberta                 |
| Postal Code | T0A 2J0                 |

### Exterior

|                 |      |
|-----------------|------|
| Lot Description | Farm |
|-----------------|------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2024 |
| Days on Market | 245               |
| Zoning         | AG                |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Real Estate Centre - Coaldale |
|----------------|-------------------------------|

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