

# \$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 " 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. Buyer'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 location"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 Serviceberry 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.

\*\*There is an easement on this parcel for the  
benefit of E 1/2 32-25-27 W4.

Three adjoining parcels (A2258113,  
A2258114, A2258115) are also being sold by  
auction, creating the rare chance to own  
nearly a full section.

Property sold "AS 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 |
|------------|-------|

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 27                   |
| Zoning         | AG                   |

## Listing Details

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

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