

# \$3,000,000 - 173030 Hwy 875, Tilley

MLS® #A2185378

**\$3,000,000**

2 Bedroom, 1.00 Bathroom, 1,044 sqft  
Agri-Business on 246.46 Acres

NONE, Tilley, Alberta

Good irrigated land 250 acre m/l along  
highway 875 south east of Brooks near Tilley.

Surface revenue \$17,580 a year, total acres  
246.46 acres and 195 acre EID water rights

Older yard site with trees on paved highway  
875 north of Rolling Hills & west of Tilley.

Pivot not included, wheels and puming unit  
included, Pressurised EID outlets for water (3)

Great parcel to look for parceling out &  
optimizing the potential of the land.

Rented for the 2024 crop year., 4 parcels total

Built in 1940

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2185378      |
| Price          | \$3,000,000   |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,044         |
| Acres          | 246.46        |
| Year Built     | 1940          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Style          | Bungalow      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 173030 Hwy 875    |
| Subdivision | NONE              |
| City        | Tilley            |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T0J3K0            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 6th, 2025 |
| Days on Market | 292               |
| Zoning         | ag                |

### Listing Details

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

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