

# \$400,000 - Ne 8-68-23-w4, Rural Athabasca County

MLS® #A2216018

**\$400,000**

0 Bedroom, 0.00 Bathroom,  
Land on 159.78 Acres

NONE, Rural Athabasca County, Alberta

#4 of four quarters offered for sale. NE of Island Lake in Athabasca County. Year Round flowing creek coming off Mud Lake. #4 soil. Excellent grain or forage land. This quarter is well suited for grain farming. 130 acres open grainland (canola in 2024, wheat in 2023) Surface lease revenue of \$2500/year. Offered by sealed tender closing May 14 at noon. Buy one, several or all four quarters. Great investment. Can be rented out. New owner can have access to the land fast for seeding a crop.

## Essential Information

MLS® #	A2216018
Price	\$400,000
Bathrooms	0.00
Acres	159.78
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Ne 8-68-23-w4
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B9



**Additional Information**

Date Listed	April 29th, 2025
Days on Market	8
Zoning	AG

**Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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