

**135, M.D. of**

MLS® #A2262138

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 153.01 Acres

NONE, Rural Peace No. 135, M.D. of, Alberta

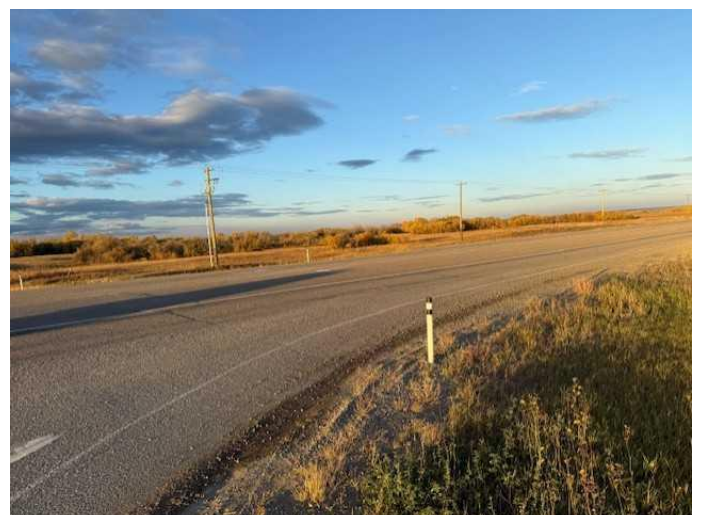
## 53 Acres – Excellent Farmland Opportunity Just Outside Peace River

Located just one mile from Peace River, this 153-acre property is ideally set up for agricultural use with approximately 125 acres open and ready for cropping. The balance is bush, providing natural shelter and versatility for future use.

With Range Road 223 offering access on the west side and half a mile of Highway 2 frontage, youâ€™ll have easy year-round access for equipment and hauling. The land is well suited for grain production, and with current crop in place, itâ€™s ready for your operation. Large parcels this close to town are becoming harder to findâ€”this one combines convenience, accessibility, and excellent farming potential all in one.

However if you are developer/Investor Focused

Here is 153 Acres of Prime Development Land on Highway 2 Near Peace River. This is a rare opportunity to acquire 153 acres of development-ready land within one mile of the Peace River town limits. With over 125 acres open and half a mile of direct Highway 2 frontage, this property offers unmatched exposure and accessibility. A Range Road runs along the west boundary, allowing multiple access points for future development. The possibilities here are endless—whether for commercial projects, residential



subdivision, or mixed-use development, this land is potentially positioned for growth and with your plan in place the MD of Peace is where you need to take your next steps . With high land values in the region and a shortage of large parcels near town, this property represents a strong investment for developers and investors alike.

## Essential Information

|           |               |
|-----------|---------------|
| MLS® #    | A2262138      |
| Price     | \$499,000     |
| Bathrooms | 0.00          |
| Acres     | 153.01        |
| Type      | Agri-Business |
| Sub-Type  | Agriculture   |
| Status    | Active        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | Hwy 2 And Range Road 223     |
| Subdivision | NONE                         |
| City        | Rural Peace No. 135, M.D. of |
| County      | Peace No. 135, M.D. of       |
| Province    | Alberta                      |
| Postal Code | T8S1S4                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 24                |
| Zoning         | FARM              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Town and Country Realty |
|----------------|------------------------------------|

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