

# \$949,000 - 805028, Rural Fairview No. 136, M.D. of

MLS® #A2255873

**\$949,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 320.00 Acres

NONE, Rural Fairview No. 136, M.D. of,  
Alberta

Welcome to an exceptional agricultural opportunity in the heart of northern Alberta's Peace Country. This 320-acre farm, made up of two full quarter sections, is ideally located a short drive from Fairview, a well-established farming community known for its fertile soils, diverse crop production, and strong rural roots. Currently utilized for high-yield hay production, this expansive property offers fertile, well-drained soils suitable for a variety of crops. Whether you're looking to continue with hay, rotate into grain, or diversify your operation, the land is versatile and ready for your vision. The farm includes a comfortable home with loads of potential—ready for a modern update or flip. The home features an open-concept kitchen and living area, creating a bright and welcoming space for family gatherings and everyday living. It includes two bedrooms, a full bathroom, and a master bedroom with a private ensuite. A spacious laundry area adds convenience, while the unfinished basement offers ample storage and loads of potential—whether you're looking to add more living space, create a workshop, or design the basement of your dreams. In addition to the home, the property features multiple outbuildings—ideal for equipment storage, workshop use, or livestock operations. These structures support a wide range of agricultural activities and are positioned to make your day-to-day operations more efficient. Whether you're a seasoned



producer looking to expand, a young farmer searching for your start, or an investor with an eye for agri-flipping potential, this property checks every box. The property offers unlimited co-operative water at only \$200 per year! Call your favorite realtor today to take a look! Home is sold AS IS.

### Essential Information

|           |               |
|-----------|---------------|
| MLS® #    | A2255873      |
| Price     | \$949,000     |
| Bathrooms | 0.00          |
| Acres     | 320.00        |
| Type      | Agri-Business |
| Sub-Type  | Agriculture   |
| Status    | Active        |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 805028                          |
| Subdivision | NONE                            |
| City        | Rural Fairview No. 136, M.D. of |
| County      | Fairview No. 136, M.D. of       |
| Province    | Alberta                         |
| Postal Code | T0H0J0                          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 13                   |
| Zoning         | AG                   |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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