

# \$1,450,000 - Sw 17-68-23-w4, Rural Athabasca County

MLS® #A2263563

**\$1,450,000**

0 Bedroom, 0.00 Bathroom,  
Land on 616.63 Acres

NONE, Rural Athabasca County, Alberta

Four quarters of land in NW Athabasca County.#4 soil. 616 acres total deeded acres. 330 acres seeded to barley in 2025. Excellent investment for the future. More profitable than stocks and safer than metals. Excellent grain or forage land. Tenants available with excellent ROI. Lots of crown land in the area, and lots of wildlife. Well priced for very productive land. Surface lease revenue of 11764.20/year.

## Essential Information

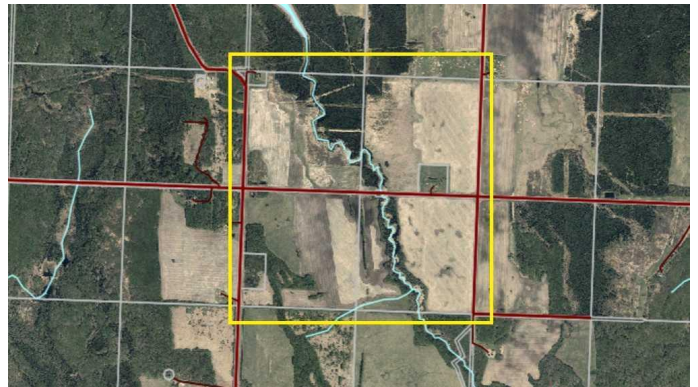
|           |                  |
|-----------|------------------|
| MLS® #    | A2263563         |
| Price     | \$1,450,000      |
| Bathrooms | 0.00             |
| Acres     | 616.63           |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | Sw 17-68-23-w4         |
| Subdivision | NONE                   |
| City        | Rural Athabasca County |
| County      | Athabasca County       |
| Province    | Alberta                |
| Postal Code | T9S 2B9                |

## Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 9th, 2025 |
|-------------|-------------------|



|                |    |
|----------------|----|
| Days on Market | 16 |
| Zoning         | AG |

## **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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