



TOWNSHIP ROAD 320

COWBOY TRAIL (HWY 22)



**LAND FOR SALE**

**160 ACRES (SW-33-31-4-W5)**

MOUNTAIN VIEW COUNTY, AB



# 160 ACRES | LAND FOR SALE

## MOUNTAIN VIEW COUNTY, AB

### The Opportunity

On behalf of Imperial Oil Limited (the “Vendor”), Cushman & Wakefield ULC (“C&W”) is pleased to present the opportunity to purchase approximately 160 acres of vacant agricultural land (the “Property”) located in Mountain View County. The Property consists of a quarter section of land, located off of Cowboy Trail (Highway 22). Access is from Township Road 320 and Range Road 44.

### Property Details

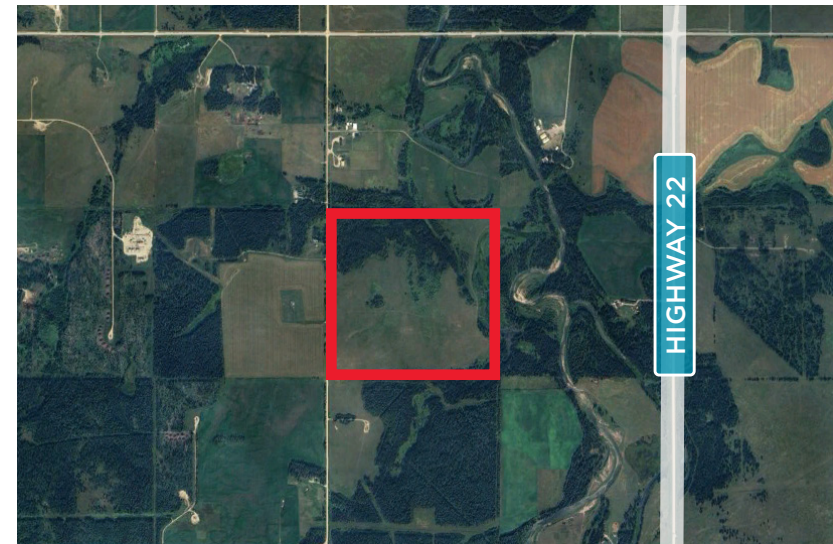
<b>District:</b>	Mountain View County
<b>Legal Description:</b>	Meridian 5, Range 4, Township 31, Section 33, Quarter SW (SW-33-31-4-W5)
<b>Site Size:</b>	±160 acres
<b>Zoning:</b>	A (Agricultural District)
<b>Asking Price:</b>	\$880,000
<b>Available:</b>	Immediately

### Highlights

- Vacant agricultural land
- Predominantly flat
- Leases: a) Loyal Energy Sump Site lease to be assumed by purchaser  
b) Farm lease can be assumed

### Offer Submission

The Vendor will consider Letter of Intent (“LOI”) submissions as received on the Vendor’s standard form, a copy of which will be provided to qualified purchasers. Subject to review by the Vendor, and if terms are deemed acceptable for recommendation to senior management, the Vendor will instruct their counsel to prepare a formal Offer to Purchase.





SUNDRE

HIGHWAY 27

HIGHWAY 766

HIGHWAY 582

HIGHWAY 22



APPROX. TRAVEL DISTANCES	
Sundre	19 km Drive Time: 16 mins
Olds	37 km Drive Time: 25 mins
Didsbury	33 km Drive Time: 23 mins

**FOR MORE INFORMATION, CONTACT**

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