

±144.9 ACRES OF AGRICULTURAL LAND IN STURGEON COUNTY

SE 1/4-29-55-23-W4, Sturgeon County, AB



**CUSHMAN & WAKEFIELD
Edmonton**
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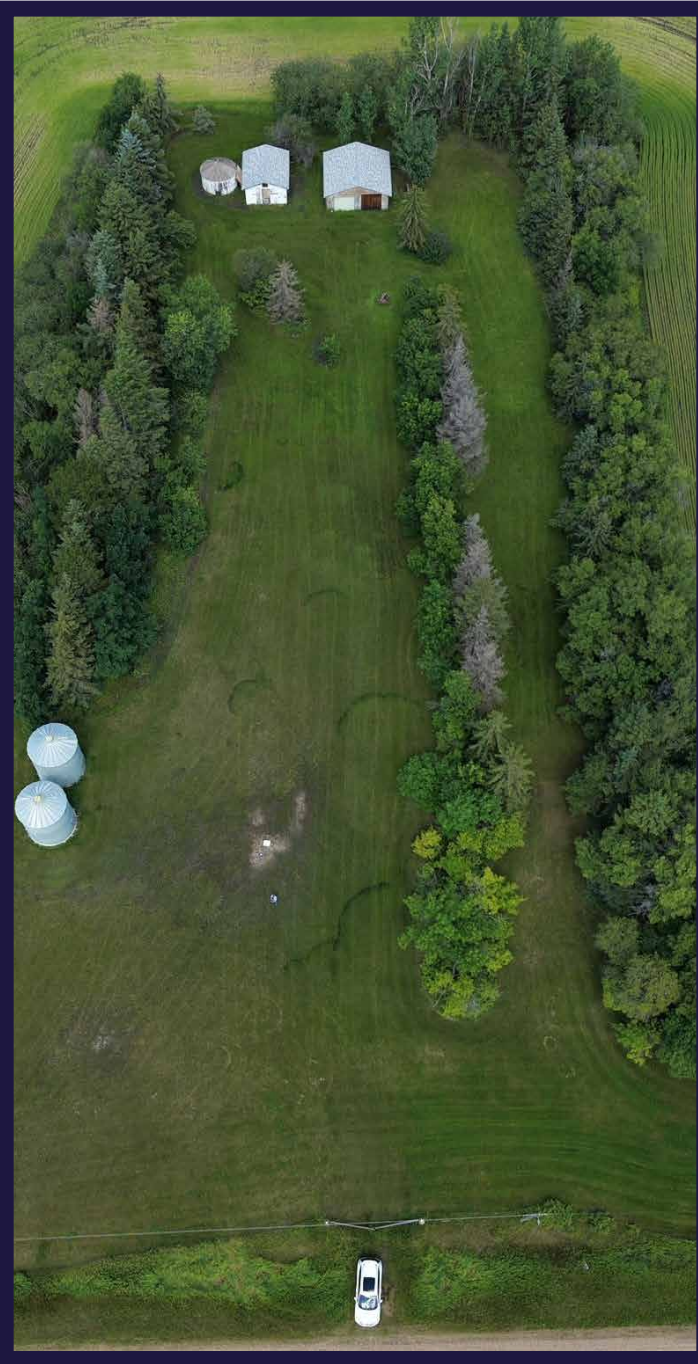
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PROPERTY DETAILS

MUNICIPAL ADDRESS	23404 TOWNSHIP ROAD 554, STURGEON COUNTY AB	POWER	TBC
LEGAL DESCRIPTION	SE 1/4 - 29-55-23-W4	AVAILABILITY	IMMEDIATE
ZONING	AGRICULTURE	PROPERTY TAXES	\$420.99 (2026)
LAND SIZE	144.9 Acres	SALE PRICE	\$1,330,000.00



PROPERTY HIGHLIGHTS

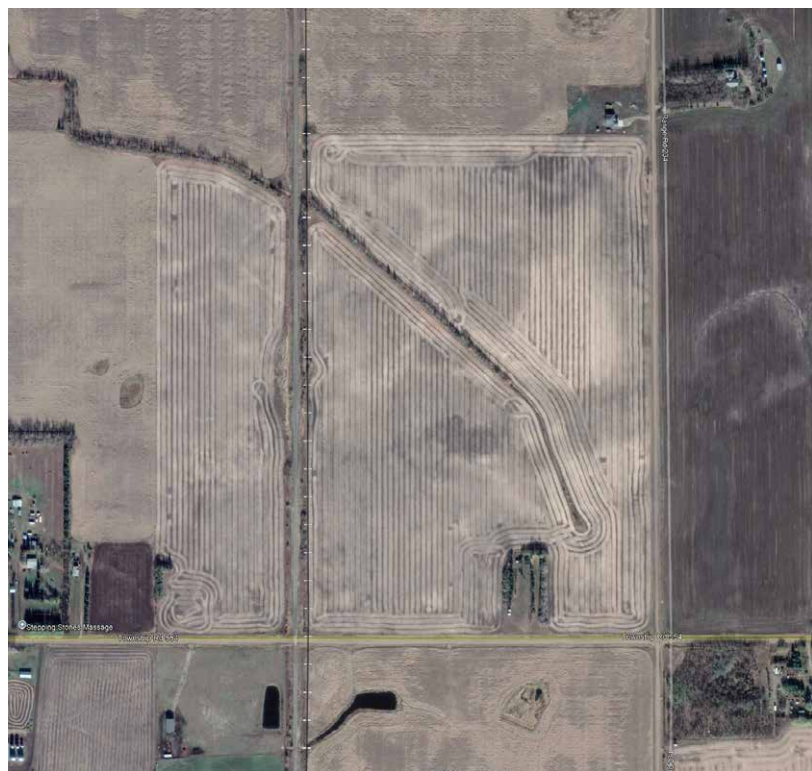
- Access via Township Road 554 and Range Road 234.
- Currently utilized as productive farmland (non-intensive)
- Outbuildings being sold on an “as-is, where-is” basis
- Property has several subdividable areas, subject to County approval
- Crops have been rotated annually on a four year cycle. Crops include wheat, barley, peas, canola

Gibbons: 9 Minutes
Edmonton: 20 Minutes

SITE PHOTOS



AERIAL VIEW



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