

# \$710,000 - X Range Road 11-0, Special Areas No. 2

MLS® #A2210600

**\$710,000**

0 Bedroom, 0.00 Bathroom,  
Land on 620.30 Acres

NONE, Special Areas No. 2, Alberta

Pasture land is available for sale southeast of Spondin in Special Areas #2, featuring two deeded quarters and two leased quarters, all connected in one contiguous block and fully perimeter fenced. One of the leased quarters is a cultivation lease with 140.30 acres seeded to grass, while the other is a grazing lease encompassing the full 160 acres. The property includes three dugouts for reliable water sources, and the grass is expected to be abundant as no livestock has grazed the land in the past two years. This is a great opportunity for ranchers or investors looking for well-maintained pasture land, with all four quarters being sold together as a package—no individual sales. Contact us today for more information or to arrange a viewing. SW-12-32-11-W4 deeded, NE-1-32-11-W4 deeded, NW-12-32-11-W4 lease, and NW-1-32-11-W4 lease.



## Essential Information

MLS® #	A2210600
Price	\$710,000
Bathrooms	0.00
Acres	620.30
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	X Range Road 11-0
Subdivision	NONE
City	Special Areas No. 2
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	79
Zoning	Agricultural District

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.