

\$240,000 - Ne 13-55-2-4, Se & Ne 24-55-2-4, Se 25-55-2-4, Rural Vermilion River, County of

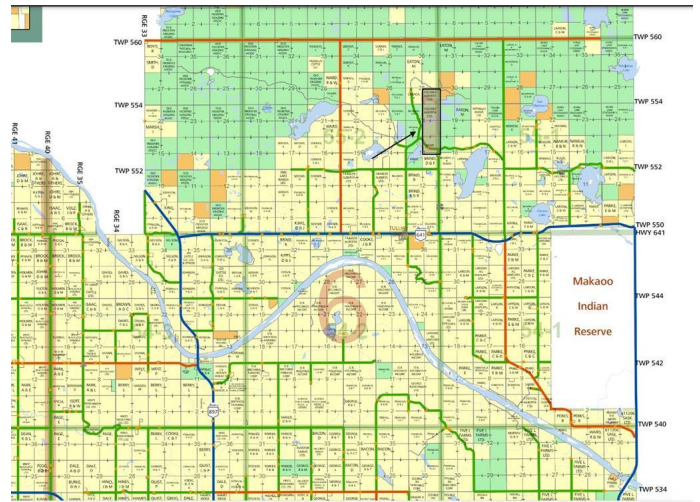
MLS® #A2184417

\$240,000

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

NONE, Rural Vermilion River, County of,
Alberta

This 454 acre pasture is located approximately three miles north of Tulliby Lake, AB in the County of Vermilion River encompassing the SE 25, NE 24, SE 24, and the north portion of NE 13-55-02-W4. It is offered as a transfer of lease for Public Lands under Grazing Lease GRL 35668. AUMs currently allowed (AUM defined as a cow weighing 1,000 pounds with, or without, an un-weaned calf of up to six months of age) is 94. Lease expires March 31, 2034. Four wire fenced perimeter, some requiring repair. Current leaseholder has committed to clearing the first 60â€™™ within the fence line boundaries by April 2025. Previous twelve months surface lease revenue on the subject property from CNRL totalled \$12,940 however there has been reclamation activity making the future revenue stream uncertain, therefore prospective leaseholders should make their own inquiries as no warranties by the outgoing leaseholder will be provided. 2024 property taxes \$387. Any transition agreement between leaseholders must meet the approval of Alberta Forestry and Parks with the incoming leaseholder responsible for the pertinent transfer fees. More details on Public Lands fees and rents are available by going to <https://open.alberta.ca/publications/aep-minist-erial-order-01-2020>. Additional information is available by contacting the listing office.



Essential Information

MLS® #	A2184417
Price	\$240,000
Bathrooms	0.00
Acres	0.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	Ne 13-55-2-4, Se & Ne 24-55-2-4, Se 25-55-2-4
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0A 3K0

Exterior

Lot Description	Treed
-----------------	-------

Additional Information

Date Listed	December 23rd, 2024
Days on Market	120
Zoning	AG

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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.