



FOR SALE

AGRICULTURAL LAND INVESTMENT OPPORTUNITY - HIGHWAY 564 FRONTAGE Wheatland County, AB

- 429.72 acres +/- TOTAL
- (1) 210.73 acres +/- ----- NW & SW 21-25-24-W4 - Linc. 0026511189
- (1a) 1.68 acres +/- ----- Plan RY 372 - Linc. 0025710690 (to be sold with the 210.73 acres listed above)
- (2) 134.82 acres +/- ----- NE 21-25-24-W4 - Linc. 0026511171 (this is net of a pending raw parcel subdivision)
- (3) 78.14 acres +/- ----- SE 21-25-24-W4 (north half) - Linc. 0021561320
- (3a) 1.15 acres +/- OT 21-25-24-W4 - Linc. 0021561338 PLUS
- (3b) 3.2 acres +/- SW 22-25-24-W4 - Linc. 0021565033 (to be sold with the 78.14 acres listed)
- Price: \$7,490 per acre
- 30 acres of registered Western Irrigation District irrigation acres (NW-21) are included
- OWNER WILL LOOK AT PURCHASER INTEREST ON THE FULL BLOCK or perhaps 3 separate sales



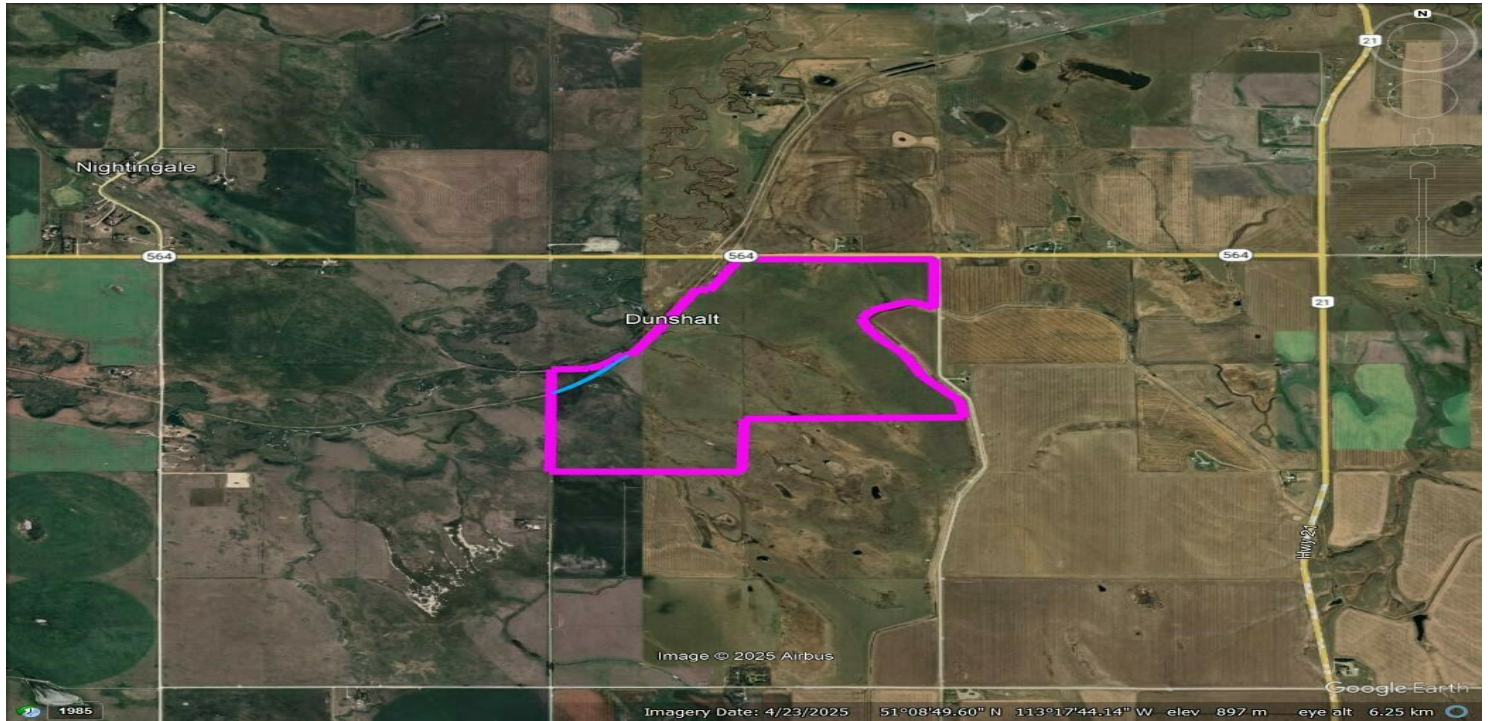
Tyler Realty Corp. Ltd

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

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Executive Summary



OFFERING SUMMARY

(1) NW & SW 21	210.73 acres +/-
(1a) Plan RY 372	1.68 acres +/-
(2) NE 21	134.82 acres +/-
(3) SE 21	78.14 acres +/-
(3a) OT 21	1.15 acres +/-
(3b) SW 22	3.2 acres +/-
(3) + (3a) + (3b)	82.49 acres +/-
TOTAL	429.72 acres +/-

PROPERTY OVERVIEW

Has been family land SINCE 1917!
Pasture and hay currently, but areas were cropped by members of the farming family in the past.
Just 10 minutes (all on pavement) from the expanding Town of Strathmore
Access to the irrigation canal (WID) along the east/NE portions
Borders HWY 564 on the north side.
Absolutely amazing views to the West/SW from the higher ground on the east side!

PROPERTY HIGHLIGHTS

- Sale Price: \$7,490 / acre
- Surface lease revenue
 - SE21 - \$2,210.00
 - W21 - \$3,320.00
- Property Taxes:

(1) - \$297.50 (2025)	(3a) \$25.00 (2025)
(1a) - \$25 (2025)	(3b) \$25.00 (2025)
(2) - \$264.72 (2025) (estimate)	
(3) - \$117.05 (2025)	
- Just 10 minutes from The Town of Strathmore and only one mile west of Highway 21



Dan Shute

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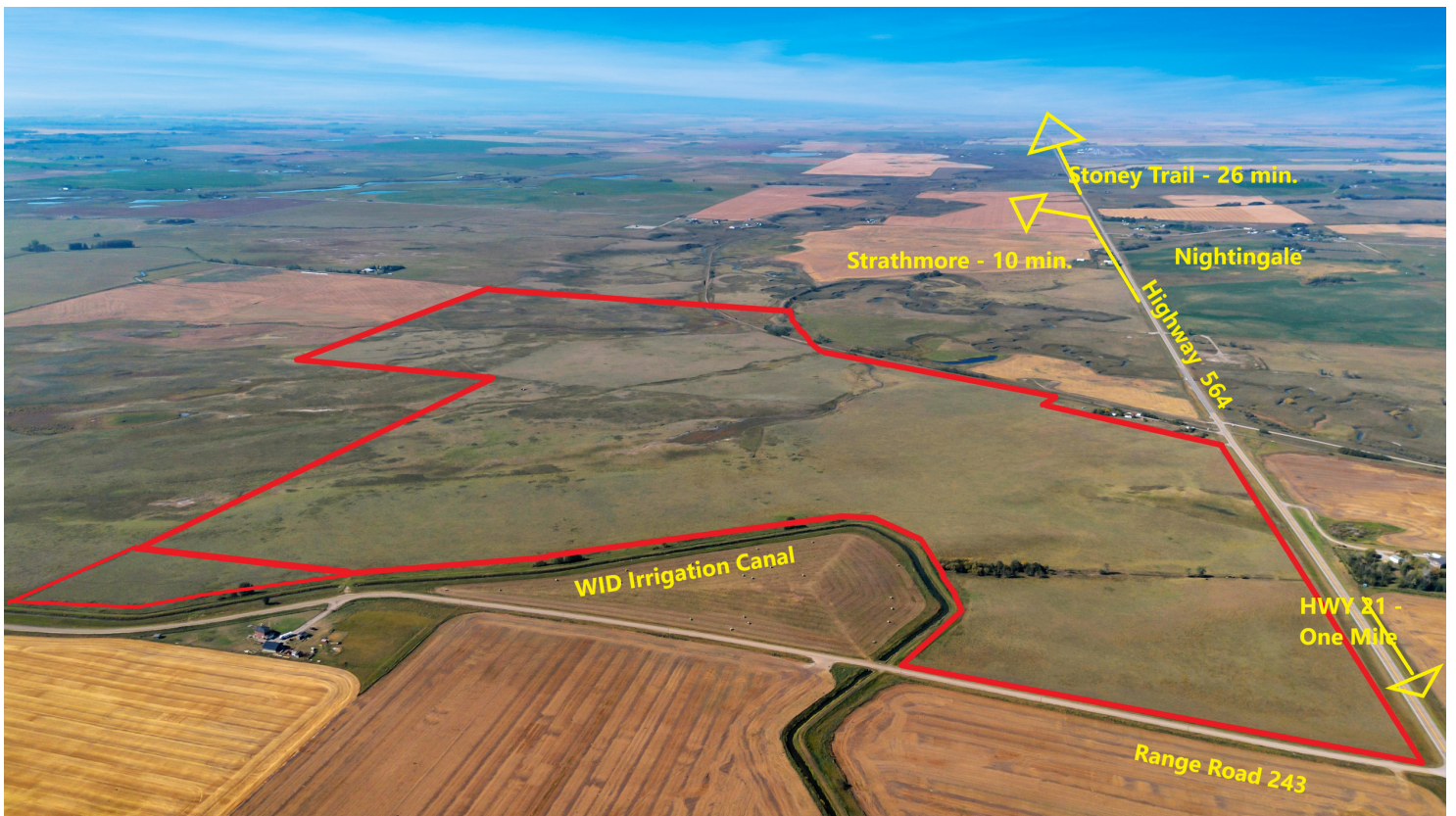
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General Disclaimer

The information has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt the accuracy, however we are unable to guarantee it. All quoted prices and/or rates do not include the Goods and Services Tax. (All properties subject to change and/or withdrawal without notice).

Where Am I ?



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Bordering Irrigation Canal and Additional Aerial View



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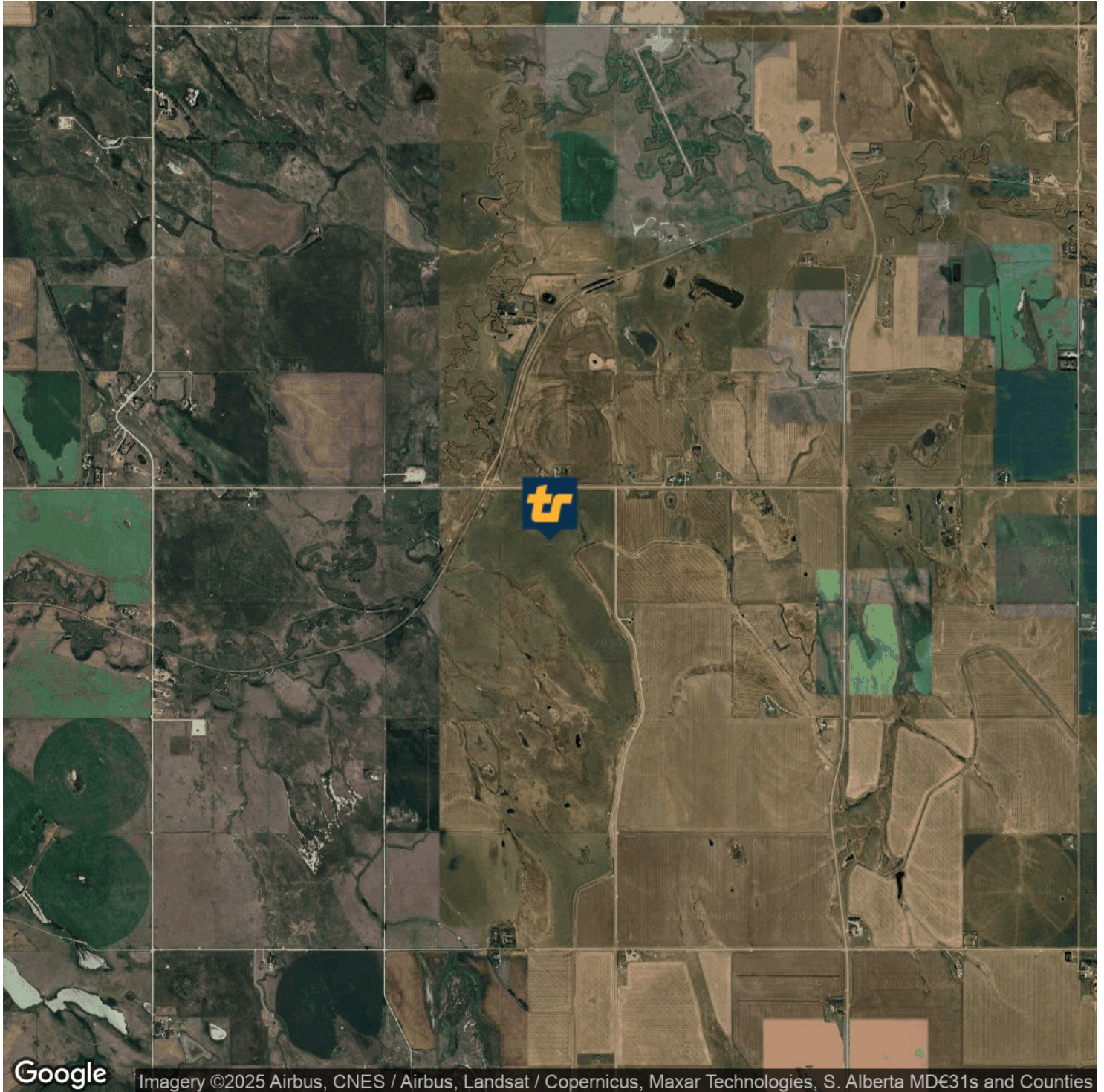
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Location Map



Google

Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, S. Alberta MDE31s and Counties



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