

# \$3,000,000 - 173030 Hwy 875, Tilley

MLS® #A2185378

**\$3,000,000**

2 Bedroom, 1.00 Bathroom, 1,044 sqft  
Agri-Business on 246.46 Acres

NONE, Tilley, Alberta

Good irrigated land 250 acre m/l along  
highway 875 south east of Brooks near Tilley.

Surface revenue \$17,580 a year, total acres  
246.46 acres and 195 acre EID water rights

Older yard site with trees on paved highway  
875 north of Rolling Hills & west of Tilley.

Pivot not included, wheels and puming unit  
included, Pressurised EID outlets for water (3)

Great parcel to look for parceling out &  
optimizing the potential of the land.

Rented for the 2024 crop year., 4 parcels total

Built in 1940

## Essential Information

MLS® #	A2185378
Price	\$3,000,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,044
Acres	246.46
Year Built	1940
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow



Status	Active
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### Community Information

Address	173030 Hwy 875
Subdivision	NONE
City	Tilley
County	Newell, County of
Province	Alberta
Postal Code	T0J3K0

### Additional Information

Date Listed	January 6th, 2025
Days on Market	128
Zoning	ag

### Listing Details

Listing Office	Real Estate Centre - Coaldale
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