

# \$455,000 - Ne-35-41-10-w4, Rural Flagstaff County

MLS® #E4447499

**\$455,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 160.52 Acres

None, Rural Flagstaff County, AB

One of two excellent pasture quarters for sale, the NE-35-41-10-W4 is nestled into the scenic Battle River Valley south of Hardisty, Alberta. This is a natural hard grass quarter that has a nice balance of trees and grass that has been grazed for beef production in rotation with the NW-36-41-10-W4. This well-managed grass quarter will fit any cattle program and would be preferred to be sold as a package with the adjacent quarter, but can be sold separate. Excellent access to limitless water, hunting and locations to build a scenic country home! Note: Flagstaff County has approximately 8000 tons of pit run piled on the property @ \$5.00/ton. Final value is determined and paid upon crushing and weighing. This will go with the property as a benefit to the Buyer. More potential gravel is possible with test hole diggings. Seller wishes to leave his aeration grain bins on the land and make an access agreement with the buyer for the bins, water for spraying and the reject sand on the property.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447499  |
| Price     | \$455,000 |
| Bathrooms | 0.00      |
| Acres     | 160.52    |

|          |                 |
|----------|-----------------|
| Type     | Rural           |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | Ne-35-41-10-w4         |
| Area        | Rural Flagstaff County |
| Subdivision | None                   |
| City        | Rural Flagstaff County |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T0B 1V0                |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Fenced, Hillside, Lake View, Private Setting, Recreation Use, Rolling Land |
|-------------------|----------------------------------------------------------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 48              |
| Zoning         | Zone 80         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 28th, 2025 at 12:02am MDT