



### Client View

<b>Listing ID #</b>	E4142917	<b>Province</b>	AB
<b>Status</b>	ACTIVE	<b>Range</b>	18
<b>Class</b>	RURAL	<b>Section</b>	24
<b>Property Class</b>	Rural Land/Vacant Lot	<b>Quarter Section</b>	
<b>Address Display</b>	18045 Township Road 474	<b>Nearest Town</b>	Camrose
<b>Area/City</b>	Rural Camrose County	<b>Distance to Nearest Town</b>	
<b>Postal Code</b>	T0B 3P0		
<b>Region</b>	Camrose County		



**List Price** \$349,900  
**Sold Price**

[URL-Virtual Tour](#)

### Additional Photos



### General Property Information:

<b>Legal Lot</b>	-
<b>Legal Plan</b>	-
<b>Legal Block</b>	-
<b>Title to Land</b>	Fee Simple
<b>Tax Year</b>	2018
<b>Agricultural Y/N</b>	Yes
<b>Township</b>	47
<b>Quarter</b>	Northwest
<b>Land Use/Zoning</b>	
<b>Zone</b>	Zone 90

<b>Total Acreage</b>	148.220
<b>Acres Freehold</b>	148.22
<b>Acres Leasehold</b>	0.00
<b>Acres Cleared</b>	
<b>Acres Cultivated</b>	82.00
<b>Acres Fenced</b>	
<b>Acres Irrigated</b>	
<b>Acres Pasture</b>	56.00
<b>Acres Water Rights</b>	

<b>List Price/Acre</b>	2,360.68
<b># of Parcels</b>	1
<b>Land Last Used As</b>	
<b>West Meridian</b>	4

### Public Remarks & Directions

148.22 acres roughly equating to 82 acres of cultivated land. Which previous crops have been, peas, barley, wheat, and canola. 56 acres of open pasture with minimal trees making it easy to cultivate. With the remaining 10 acres of marsh like land which was used for hay.

**Directions** East on Highway 26 from Camrose for 12 minutes. Then turn left (north) on Range Road 182. Turn right (East) on Township Road 474. Property is the only driveway on your right (after Range Road 181 on your left)

### Property Features

<b>OWNERSHIP INTEREST</b>	Private
<b>APPOINTMENT</b>	Go Direct
<b>RESTRICTIONS</b>	None Known
<b>SITE INFLUENCES</b>	See Remarks

<b>WATER SUPPLY</b>	None
<b>SEWER/SEPTIC</b>	None
<b>ROAD ACCESS</b>	Gravel Driveway to House
<b>POWER SERVICE</b>	None



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