

\$4,300,000 - 9-43-18-w4 & Nw 4-43-18-w4, Rural Camrose County

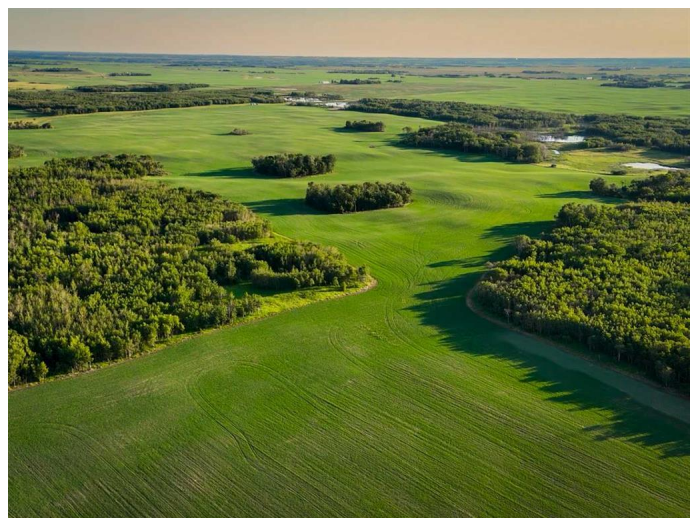
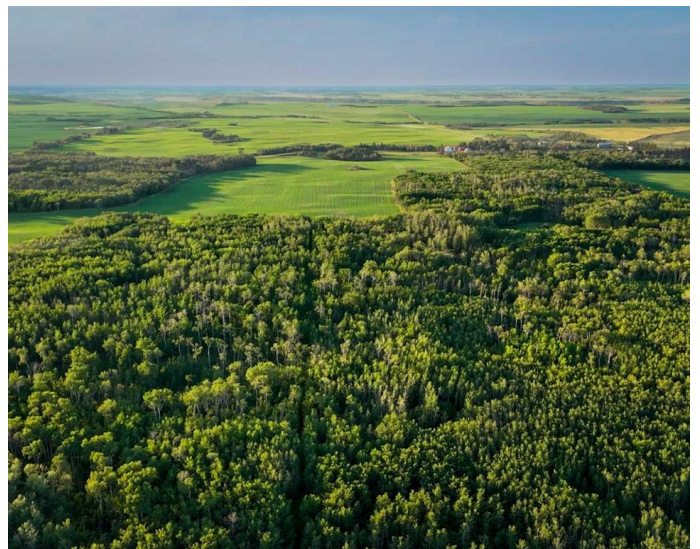
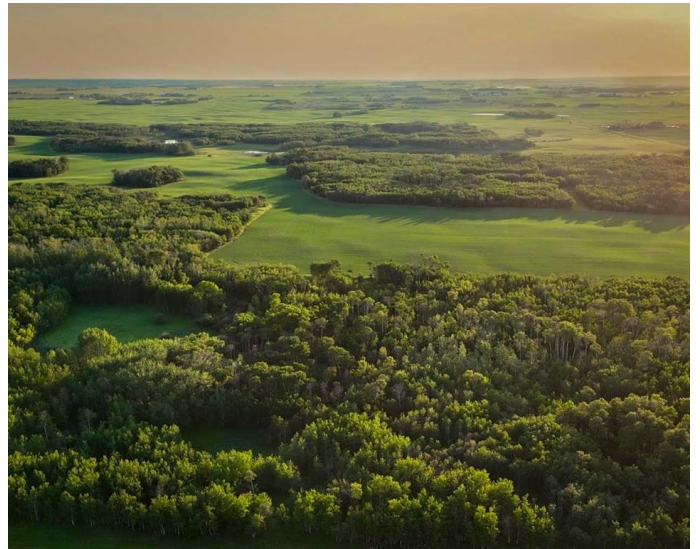
MLS® #A2206324

\$4,300,000

0 Bedroom, 0.00 Bathroom,
Land on 780.28 Acres

NONE, Rural Camrose County, Alberta

An exceptionally rare opportunity—780.28 acres of unspoiled Alberta beauty—an extraordinary legacy property spanning five contiguous quarter sections in the heart of Camrose County. This expansive and income-producing landholding is a rare find, combining the serenity of natural wilderness with the functionality of prime agricultural land. The landscape is a stunning mosaic of open cultivated fields, mature woodlands, natural wetlands, and a gently winding creek, offering a picturesque and ecologically rich setting that supports a wide range of uses. Zoned General Agricultural and accessible year-round via county-maintained gravel roads on all sides, this property provides exceptional versatility for farming, outdoor recreation, hunting, private retreats, or conservation-based development. The land features a desirable mix of CLI Class 2 and 3 soils supporting productive farmland, complemented by Class 6 and 7 areas offering natural habitat, wetlands, and mature woodlands ideal for recreation, wildlife, and conservation. Dense woodlands and plentiful water sources create thriving habitat for wildlife—**moose, deer, and waterfowl are frequent visitors—**making this an ideal property for sportsmen, naturalists, and those seeking privacy and a deep connection to the land. The property also benefits from multiple revenue streams, including agricultural leasing, surface lease income, and a habitat



retention agreement, offering flexibility for both short- and long-term land stewardship.

Perfectly situated in a peaceful and highly regarded agricultural corridor, the property offers the ideal balance of rural seclusion with convenient proximity to key centres—just 12 km north of Donalda, 53 km southeast of Camrose, and 130 km southeast of Edmonton. Whether you are an investor, conservationist, farmer, or visionary looking to secure a private rural escape, this remarkable 780-acre holding presents an extraordinary opportunity to secure a large, diverse land holding in one of Alberta's most scenic rural corridors.

Excepting thereout all mines and minerals

Essential Information

MLS® #	A2206324
Price	\$4,300,000
Bathrooms	0.00
Acres	780.28
Type	Land
Sub-Type	Recreational
Status	Active

Community Information

Address	9-43-18-w4 & Nw 4-43-18-w4
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 1H0

Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line
Waterfront	Creek, Pond, See Remarks

Additional Information

Date Listed	March 28th, 2025
-------------	------------------

Days on Market 133

Zoning A

Listing Details

Listing Office Sotheby's International Realty Canada

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.