

\$3,440,000 - 9-43-18-w4, Rural Camrose County

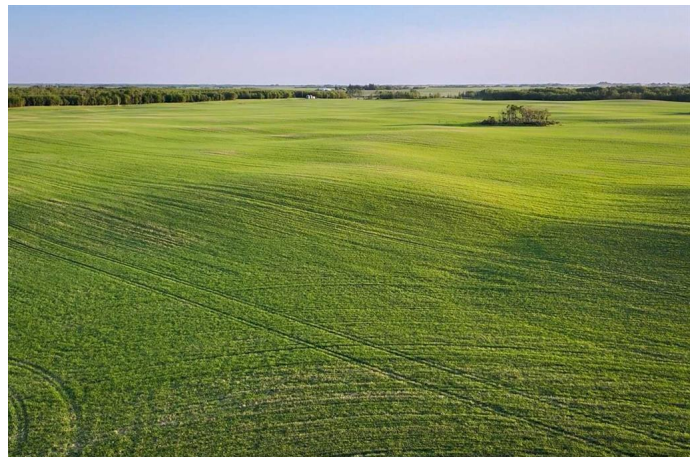
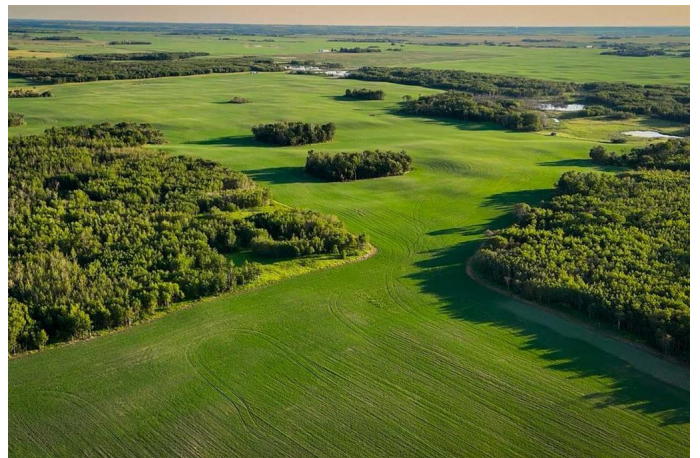
MLS® #A2259461

\$3,440,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 624.27 Acres

NONE, Rural Camrose County, Alberta

An exceptionally rare opportunity—624.27 acres of unspoiled Alberta beauty—an extraordinary legacy property spanning a full section 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 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 624-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
(Includes LINC's 0015141401, 0015141393, 0015141427, 0015141419)

Essential Information

MLS® #	A2259461
Price	\$3,440,000
Bathrooms	0.00
Acres	624.27
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

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

Amenities

Utilities	Electricity Available, Natural Gas Available
Waterfront	See Remarks

Exterior

Lot Description	Cleared, Many Trees, No Neighbours Behind, Other, Treed, Brush,
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Creek/River/Stream/Pond

Additional Information

Date Listed	September 24th, 2025
Days on Market	42
Zoning	A

Listing Details

Listing Office	Sotheby's International Realty Canada
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