

# \$750,000 - 182020 Range Road 254, Rural Vulcan County

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MLS® #A2197758

**\$750,000**

0 Bedroom, 0.00 Bathroom,  
Land on 130.00 Acres

NONE, Rural Vulcan County, Alberta

Build your dream settlement surrounded by stunning views and endless peace and quiet. 130 acres of serene countryside offer limitless potential for a perfectly designed new home, extensive farmland, grazing and more. There are several great building sites on the property with a driveway already built. The area is known for artesian water wells and has lots of water. Power is easily accessible and there is natural gas to the lot line. Currently seeded to pasture with 5 acres of newly seeded hay, the balance of the land has previously been farmed and easily could be again. The property is fenced and cross-fenced making it optimal for rotational grazing if desired. Added bonuses of a set of corrals in the SE corner and 40 x 60 footings already in place for a future shop. This unrivalled property saddled by a picturesque landscape is perfect for anyone looking for more space, more privacy and a better work/life balance! The charming hamlet of Brant is home to a Christian School and is ideally located less than 30 minutes to Vulcan, Nanton, High River and Okotoks. Even have your boat in the water at Chain Lakes Provincial Park or Little Bow Provincial Park in under an hour! Truly an idyllic setting for you to make your own without sacrificing any convenience. Don't miss your chance at this amazing opportunity!



## Essential Information

MLS® #	A2197758
Price	\$750,000
Bathrooms	0.00
Acres	130.00
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	182020 Range Road 254
Subdivision	NONE
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 0L0

## Amenities

Utilities	Natural Gas at Lot Line
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## Exterior

Lot Description	Views
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## Additional Information

Date Listed	February 27th, 2025
Days on Market	138
Zoning	AG

## Listing Details

Listing Office	First Place Realty
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