

# \$2,000,000 - W 1/2 22-71-9-w6 43 Highway, Huallen

MLS® #A2026266

**\$2,000,000**

0 Bedroom, 0.00 Bathroom,  
Land on 299.00 Acres

NONE, Huallen, Alberta

299 +/- acres of Highway 43 frontage and railroad right through the property. This half section is 13.5 miles West of Grande Prairie; 5 miles East of Beaverlodge. Potential for industrial development; there are two current developments in the area; one oilfield and one agricultural. Property has approx. \$12,000/year in Surface Lease Revenue and roughly 280 acres cultivated. Titles to the property are for each quarter section. Seller is willing to separate and sell NW quarter first, asking \$1,400,000, and the SW quarter second for an asking price of \$1,000,000.00. Call a Realtor of your choice for more information.



## Essential Information

MLS® #	A2026266
Price	\$2,000,000
Bathrooms	0.00
Acres	299.00
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	W 1/2 22-71-9-w6 43 Highway
Subdivision	NONE
City	Huallen
County	Grande Prairie No. 1, County of

Province	Alberta
Postal Code	T0H 0C0

### **Exterior**

Lot Description	Cleared
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### **Additional Information**

Date Listed	February 17th, 2023
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Days on Market	795
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Zoning	AG
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### **Listing Details**

Listing Office	All Peace Realty Ltd.
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