



NEW PRICE

Brooks
Brooks

CITY OF BROOKS

FOR SALE

FULL QUARTER SECTION WITH WATER RIGHTS

\$9,681.25 per acre (Including Irrigation Water Rights) - Industrial Zoning - County of Newell, Next to the City of Brooks

- Property Size: 160 acres
- Legal: SW-7-19-14-W4
- Sale Price: \$1,549,000.00
- Irrigation Water Rights: 108 acres (First water – Eastern Irrigation District)
- Land Use: Industrial – General District
- Location: County of Newell
- Less than 0.4 km. from industrial development
- Full, unsubdivided quarter section
- Industrial zoning
- Just ½ mile from Brooks city limits
- Property Taxes: \$384.35 (2023)



Tyler Realty Corp. Ltd

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

Phone: 403.253.0333

TYLERREALTY.COM

Executive Summary



OFFERING SUMMARY

Sale Price: \$1,549,000.00

Property Taxes: \$384.35 (2023)

Land Size: 160.0 Acres

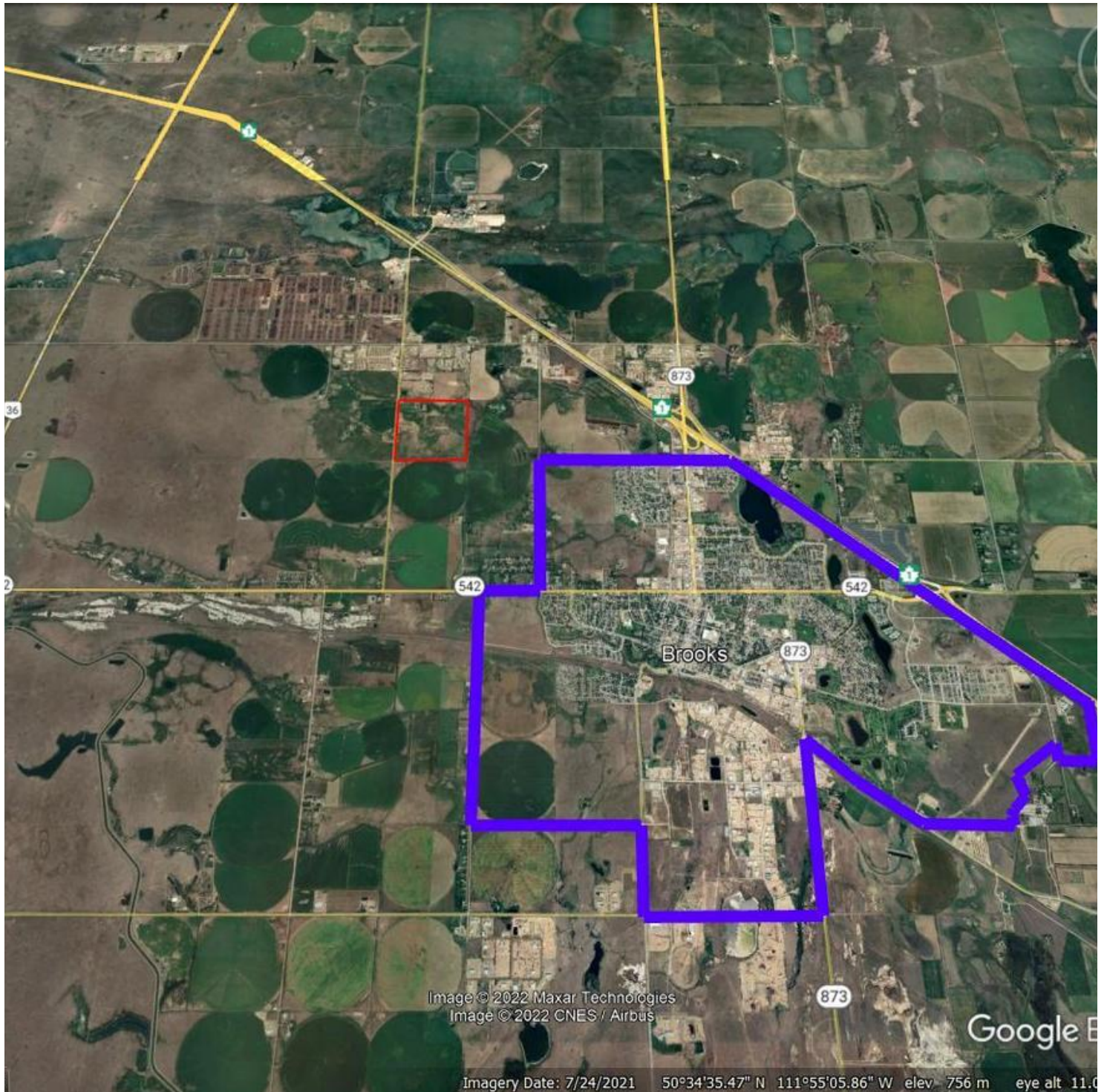
THE OPPORTUNITY TODAY

- * Full 160 acre parcel – no subdivisions have been taken
- * Industrial zoning
- * 108 acres of irrigation rights Convenient and easily accessible location
- * Just 2.3 km. +/- south of the TransCanada Highway
- * Surrounded today by productive irrigated lands

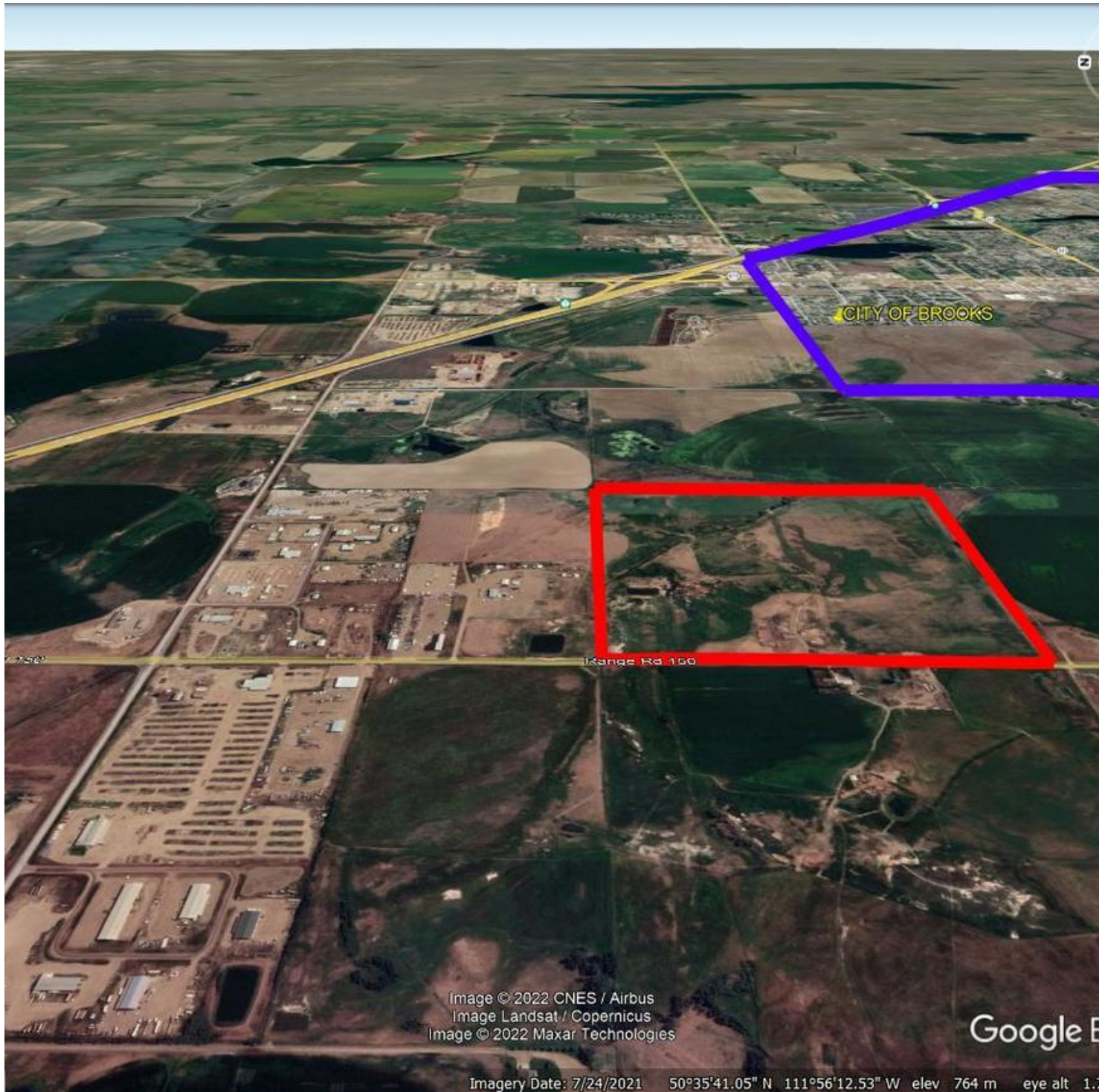
AND CONSIDER THE FUTURE POTENTIAL

- Industrial uses/subdivision/Area Structure Plan – all subject to the County of Newell approvals
- Located within City of Brooks-County of Newell intermunicipal development plan area
- Just ½ mile from Brooks city limits
- Less than 0.4 km. from current industrial development

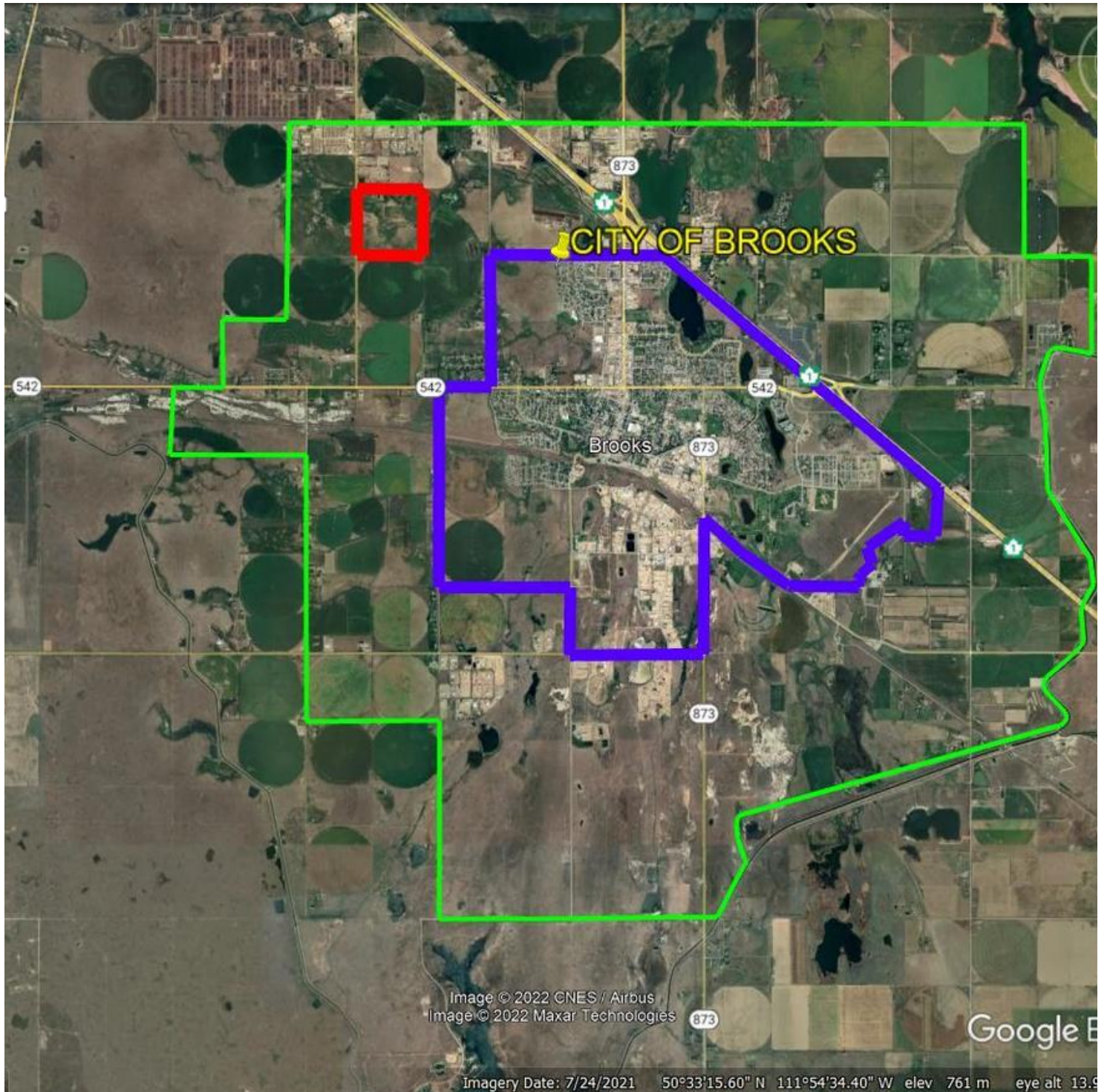
Subject Property - Proximity to the City of Brooks



Additional Photos



CITY OF BROOKS-COUNTY OF NEWELL INTERMUNICIPAL
PLAN AREA OUTLINE



Location Map

