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**AVISON  
YOUNG**

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## For Sale

### Rare ±112.77 Acre Landholding: Surface and Mineral Rights

- Prime ±112.77-acre parcel in Conrich with strong access and proximity to planned growth areas
- Fully cultivated, highly efficient farmland with agricultural zoning
- Includes both surface and mineral rights an exceptionally rare ownership opportunity in Alberta
- Located in Rocky View County, offering a competitive tax advantage

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# Property Overview

Legal Description NW-13-25-28-W04M

Land Size ±112.77 Acres

Zoning A-GEN

List Price \$2,190,000.00

Property Tax \$251



±112.77 acres in Conrich with no subdivisions, offering flexible development potential



Zoned agricultural and fully cultivated, leased annually to a local farmer for crop production



Sale includes both surface and mineral rights, a rare ownership structure adding long-term value



Located close to CN Rail and ATCO gas infrastructure supporting future potential development



# Mineral Rights

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The property includes both surface and mineral title, an exceptionally rare ownership structure in Alberta.

This dual ownership provides potential exposure to subsurface resources such as oil, natural gas, and geothermal energy, offering additional upside beyond traditional land uses.

For more information on mineral ownership please visit the following link:

[www.alberta.ca/mineral-ownership](http://www.alberta.ca/mineral-ownership)

## ASP Information

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The property is located adjacent to the Delacour ASP and near the Conrich ASP.

Further details on both can be found below:

- [Delacour ASP](#)
- [Conrich ASP](#)



# Location Overview

The property is located in Conrich, with convenient access to the Stoney Trail, Country Hills Boulevard NE, Trans-Canada Highway and it directly abuts the CN Rail line.

Positioned near the Conrich and Delacour ASP areas, the site benefits from strong regional connectivity, growing development activity, and Rocky View County's significant tax advantage over the City of Calgary.

## Drive Times

### Calgary Airport

20 Minutes

### Downtown Calgary

30 Minutes

### Stoney Trail

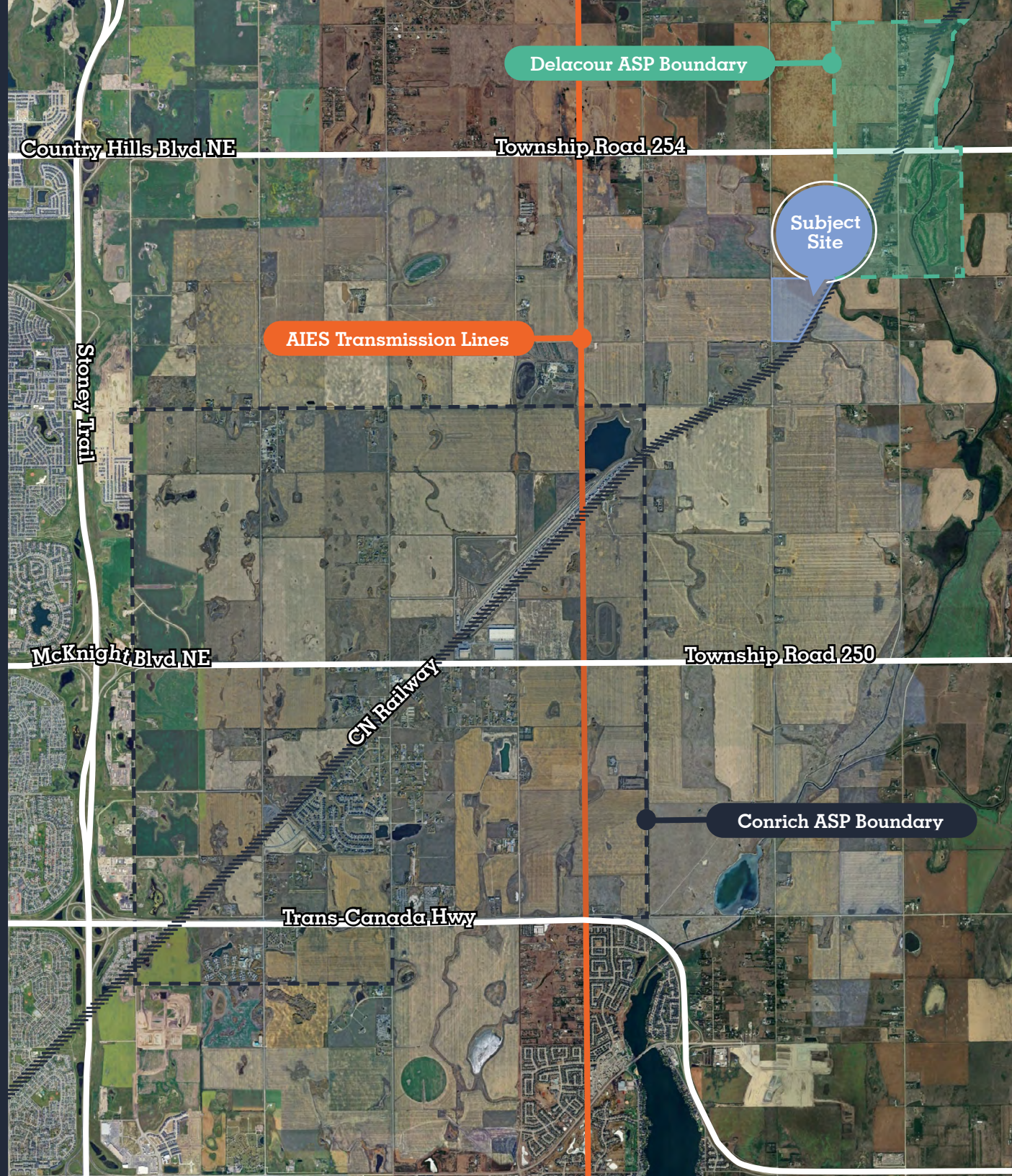
10 Minutes

### Deerfoot Trail

15 Minutes

### Trans-Canada Hwy

10 Minutes



# All Available Land Listings: Conrich



## Conrich Lands - Parcel A

Rare full section ( $\pm 640$  ac) for sale, immediately adjacent to the Conrich ASP. The property is situated very close to the high-capacity power transmission lines. It has excellent access to Stoney Trail and Trans-Canada Highway.

[Click to view listing](#)



## 285060 Township Rd 244

15.81 Acres of land for sale. Suitable for future rezoning to Highway Business, under the Conrich ASP. The site has direct frontage onto the Trans-Canada Highway and excellent access to major thoroughfares. There is  $\pm 7,500$  Sf of existing shop and office space.

[Click to view listing](#)



## Conrich Lands - Parcel B

$\pm 320$  Acres of Land for Sale in Conrich, Rocky View County. Within the Conrich ASP planning area, the parcel is identified for future industrial uses. Located close to the AIES transmission lines and major thoroughfares such as Stoney Trail and McKnight Blvd NE.

[Click to view listing](#)



## Conrich/Delacour Lands

A rare  $\pm 112.77$  acre landholding in Conrich offering fully cultivated farmland, agricultural zoning, and the unique advantage of both surface and mineral ownership combining immediate usability with exceptional long-term investment potential.

[Click to view listing](#)

# Thank you

# For your interest!

If you would like more information, please call or visit us online.

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**Visit us online**  
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