

**SE-22-71-4-W6**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2205445**



**\$535,000**

<b>Division:</b>	NONE	
<b>Cur. Use:</b>	-	
<b>Style:</b>	-	
<b>Size:</b>	0 sq.ft.	<b>Age:</b> -
<b>Beds:</b>	-	<b>Baths:</b> -
<b>Garage:</b>	-	
<b>Lot Size:</b>	146.00 Acres	
<b>Lot Feat:</b>	-	

<b>Heating:</b> -	<b>Water:</b> -
<b>Floors:</b> -	<b>Sewer:</b> -
<b>Roof:</b> -	<b>Near Town:</b> Grande Prairie
<b>Basement:</b> -	<b>LLD:</b> 22-71-4-W6
<b>Exterior:</b> -	<b>Zoning:</b> AG
<b>Foundation:</b> -	<b>Utilities:</b> -
<b>Features:</b> -	

**Major Use:** Hay

What an opportunity! A beautiful quarter section less than 20 minutes east of Grande Prairie, at the end of range road 42, bordering crown land. Whether you are looking to add to your existing farming operation, want to establish a homestead, get a place where you can set up a cabin to getaway from the City or are looking at the investment potential of subdividing the land into residential acreages, you are not going to want to miss this opportunity. The land has a gentle rolling topography, and a stand of evergreen trees along the south border. The cultivated land is currently in hay and will be ready for a new buyer to harvest this summer or have a neighbouring rancher crop on shares. The south side of this property abuts a crown land grazing lease with thousands of acres of recreational crown land beyond the Wapiti Corridor Recreation Area. For more information or to arrange a viewing of this property reach out to your favorite Real Estate Professional!