



**GRASSROOTS**  
REALTY GROUP

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**163 Range**  
**Rural Beaver County, Alberta**

**MLS # A2235205**



**\$360,000**

|            |                                                  |
|------------|--------------------------------------------------|
| Division:  | NONE                                             |
| Lot Size:  | 80.00 Acres                                      |
| Lot Feat:  | -                                                |
| By Town:   | Holden                                           |
| LLD:       | 16-50-16-W4                                      |
| Zoning:    | AG                                               |
| Water:     | None                                             |
| Sewer:     | -                                                |
| Utilities: | Electricity at Lot Line, Natural Gas at Lot Line |

Imagine being able to plan, develop and build your ideal property on the rolling prairies of Alberta. This beautiful 80 acre parcel located only 10 minutes north west of Holden is the perfect opportunity for you to do just that! With a small creek running through the west side of the property, a trees dot various parts of the property and with over 40 acres of cultivated land you'll be able to produce a small crop (or rent out the land) for your burgeoning farm! The options are truly limitless with this property nestled in a quiet part of Beaver County. Don't miss out on starting your own farming life on this picturesque 80 acres.