



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

SW 16-83-2-W6
Rural Clear Hills County, Alberta

MLS # A2263504



\$279,000

Division: NONE

Lot Size: 161.00 Acres

Lot Feat: -

By Town: Bluesky

LLD: 16-83-2-W6

Zoning: AG

Water: None

Sewer: -

Utilities: -

Seize this opportunity to own 161 acres of versatile property that borders Crown Land on 3 sides! Already logged, to utilize as farmland, the big trees are all gone but there are some stumps to be removed and brush piles to clean up. For livestock, the parcel is currently fenced around the perimeter, but hasn't been used in awhile and could use repairs, and there is a small, seasonal creek that traverses the land on the north boundary, offering a convenient source of water for your cattle or other animals. For the outdoor enthusiast, this location is outstanding! A massive amount of young re-growth would sprout if you allow the trees to come back, which is exactly the kind of food source that animals like moose and deer love, making it excellent for hunting. Property is straight north of the Hamlet of Bluesky as the crow flies and north east of the Town of Fairview.