



GRASSROOTS

REALTY GROUP

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**NW-1-31-1-W5 Range Road 10A
Rural Mountain View County, Alberta**

MLS # A2264338



\$999,000

Division: NONE

Lot Size: 124.68 Acres

Lot Feat: -

By Town: Carstairs

LLD: 1-31-1-W5

Zoning: AG

Water: None

Sewer: -

Utilities: -

124.68 ACRES located just NORTHEAST OF CARSTAIRS, ideally situated along the QE2 corridor. This quarter section features open PASTURELAND, fenced and currently used for grazing (fencing may require some upgrading). In wetter years, a natural wetland area runs through the center of the property, offering seasonal water flow and wildlife habitat. Includes a Whitecap Resources oil lease site generating \$4,100 annually in lease revenue. Excellent opportunity for AGRICULTURAL, INVESTMENT, or FUTURE DEVELOPMENT with great access and visibility from the highway.