



**ON Highway 771**  
**Rural Ponoka County, Alberta**

**MLS # A2283063**



**\$2,225,000**

<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>	151.65 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	Well
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Rimbey
<b>Basement:</b>	-	<b>LLD:</b>	15-42-1-W5
<b>Exterior:</b>	-	<b>Zoning:</b>	CR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Land Only

This property's location, physical characteristics, and development potential present an outstanding opportunity for a comprehensive project designed to support the residential and recreational needs of a growing community. This HALF SECTION (309.67+/- acres) is ideally situated just north of Parkland Beach at the north end of Gull Lake. The land is close to the marina and boat launch, playground, public beach, golf course, and local amenities including Jorgy's store, liquor store, bar and laundromat. Only minutes to the town of Rimbey. The offering consists of 3 separate land titles being sold together as ONE PARCEL totalling 309.67 acres. Historically used as pasture, the property is also suitable for cultivation and agricultural production. It lies within the West Gull Lake Area Struture Plan, is zoned CR, and is considered development ready subject to county approvals. Ponoka County is known to be supportive and cooperative of subdivisions. The land is currently rented as pasture for cattle. Sells with LINC 0032276230 AND 0024838971. The NW15-42-1-W5 (LINC 0024828963) is 153.52 +/- acres; contains a 4.5 acre parcel (separate title, 0024838971); and NE15-42-1-W5 (Lot 1, Block 1, Plan 0721652, LINC0032276230) is 151.65 acres.