



GRASSROOTS

REALTY GROUP

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**165.13 Acres Along Range Road 172
High Prairie, Alberta**

MLS # A2286665



\$849,000

Division: NONE

Lot Size: 165.13 Acres

Lot Feat: -

By Town: High Prairie

LLD: 26-74-17-W5

Zoning: UR

Water: -

Sewer: -

Utilities: -

165.13 acres located within the Town of High Prairie municipal boundaries, consisting of two titles totaling approximately 141.34 acres and 23.79 acres, zoned Urban Reserve and currently in ongoing agricultural production. The land is primarily cultivated with intermittent treed areas and features the West Prairie River cutting diagonally through a portion of the property, adding natural character and landscape diversity. Urban Reserve zoning allows for continued agricultural use along with permitted uses such as accessory buildings, agriculture, greenhouse/market garden operations, public and utility uses, solar energy systems, telecommunication towers and wind energy conversion systems, with discretionary uses including campgrounds, a single dwelling unit, home occupation and RV storage facilities, subject to municipal approval. A rare opportunity to acquire a large, contiguous landholding within town limits offering agricultural utility today with long-term strategic positioning.