



GRASSROOTS

REALTY GROUP

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**Township Road #283
Rural Rocky View County, Alberta**

MLS # A2287595



\$1,480,000

Division: NONE

Lot Size: 140.00 Acres

Lot Feat: -

By Town: Bottrel

LLD: 22-28-4-W5

Zoning: Ag

Water: Spring

Sewer: -

Utilities: -

Here is your opportunity to own 140 acres of productive farm land, located NW of Cochrane, just off Highway #22 near Bottrel. This exceptional property features 120 acres cultivated land, currently seeded to barley, along with 20 acres of pasture that could also be brought into cultivation if desired. There is an exceptional artesian well which provides a great water source. Breath taking mountain and country side views create an incredible setting. The property is totally perimeter fenced. Large parcels of this size and quality are becoming increasingly difficult to find, making this a truly unique opportunity. Whether you are looking to expand your farming operation, invest in productive land or build your dream country estate, this property offers outstanding potential.