



**Pt. of NE-24-73-5-W6 50A Range  
Sexsmith, Alberta**

**MLS # A2288039**



**\$375,000**

|                    |           |
|--------------------|-----------|
| <b>Division:</b>   | NONE      |
| <b>Type:</b>       | Mixed Use |
| <b>Bus. Type:</b>  | -         |
| <b>Sale/Lease:</b> | For Sale  |
| <b>Bldg. Name:</b> | -         |
| <b>Bus. Name:</b>  | -         |
| <b>Size:</b>       | 0 sq.ft.  |
| <b>Zoning:</b>     | Ag        |

|                    |     |                       |             |
|--------------------|-----|-----------------------|-------------|
| <b>Heating:</b>    | -   | <b>Addl. Cost:</b>    | -           |
| <b>Floors:</b>     | -   | <b>Based on Year:</b> | -           |
| <b>Roof:</b>       | -   | <b>Utilities:</b>     | -           |
| <b>Exterior:</b>   | -   | <b>Parking:</b>       | -           |
| <b>Water:</b>      | -   | <b>Lot Size:</b>      | 27.09 Acres |
| <b>Sewer:</b>      | -   | <b>Lot Feat:</b>      | -           |
| <b>Inclusions:</b> | n/a |                       |             |

Positioned on the corner of Range Road 50A and the tip of Township Road 734, this 27.09-acre agricultural-zoned parcel offers elevated terrain, clean sight-lines, and exceptional access just 29km from Grande Prairie (Property to city limits Northside 100st is only 20 min). Naturally high and gently rolling to the south east, the land is cleared and ready for development &mdash; providing an ideal setting for a farmstead, equestrian estate, agricultural operation, or ag-integrated home-based business. Zoned Agricultural, the district recognizes farming as the predominant land use and allows for a broader range of agricultural and discretionary uses compared to Country Residential districts. Permitted and discretionary uses (subject to County approval) include: Agricultural operations, Farmstead development, Clustered farm dwellings (discretionary), Home Occupation &ndash; Agricultural, Greenhouse, market garden, sod farm, Veterinary clinic, kennel, agricultural industry (discretionary), Bed & Breakfast facility (discretionary), Electricity production (discretionary) With strong road frontage and no current improvements, buyers have full flexibility in site planning, yard orientation, and future expansion. This parcel forms part of the greater Kleskun Springs land assembly, with adjacent holdings also available, including: 56.67 acres CR-5 with residence (Kleskun Springs North), 22.41 acres CR-5 (Kleskun Springs East), 112.28 acres Ag with residence (Kleskun Springs South). Opportunity exists for phased acquisition or larger-scale estate assembly. Buyers to verify zoning allowances, development permit requirements, subdivision regulations, and permitted discretionary uses with the County of Grande Prairie No. 1.