



**GRASSROOTS**

REALTY GROUP

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**Range Road 55**  
**Rural Mountain View County, Alberta**

**MLS # A2290384**



**\$1,890,000**

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**Division:** NONE

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**Lot Size:** 160.00 Acres

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**Lot Feat:** -

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**By Town:** Sundre

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**LLD:** 30-32-5-W5

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**Zoning:** Ag

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**Water:** Dugout, Well

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**Sewer:** -

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**Utilities:** -

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FULL QUARTER south west corner of Sundre- located adjacent to recreational and country residential development. This quarter section has been used exclusively for farming and ranching. There has been no use of chemical pesticides or fertilisers. The quarter is partially treed with clearings and has approx. 90 acres of hay. There are also existing gravel deposits which have never been exploited. The topography is basically flat. The property is fenced and cross-fenced with one good well and dug out, and all utilities readily available up to property line. There is excellent access and view of the mountains