



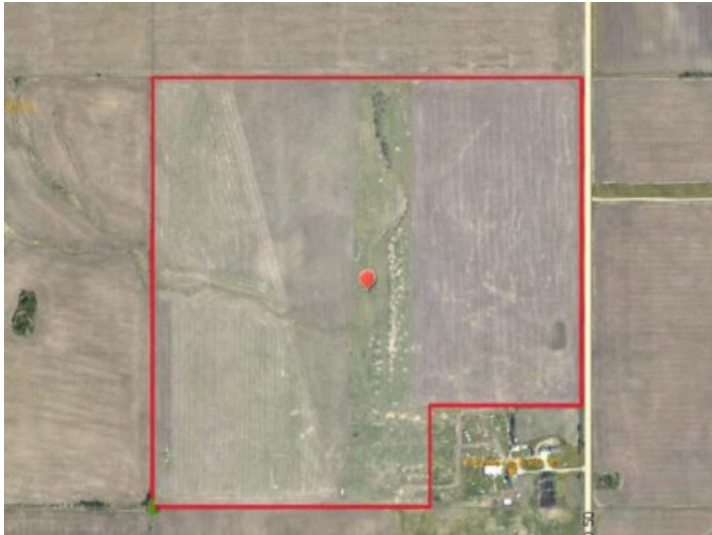
GRASSROOTS

REALTY GROUP

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**NE-1-74-5-W6 .
Sexsmith, Alberta**

MLS # A2303958



\$550,000

Division: NONE

Lot Size: 146.73 Acres

Lot Feat: -

By Town: -

LLD: 1-74-5-W6

Zoning: AG

Water: -

Sewer: -

Utilities: -

A great opportunity to build your dream home with ample space for livestock, gardening or a hobby farm - all set against a beautiful view. This listing features the remaining 146.73 ± acres of land, following the sale of the home and original acreage last year. The property is fully enclosed along the outer perimeter with an elk fence supported by steel posts spaced approximately 20 feet apart. A draw runs north to south through the center of the quarter section and is fenced on both the east and west sides. The land includes approximately 50 ± cultivated acres located north of the former home site on the east side, as well as an additional 75 ± cultivated acres on the eastern portion of the quarter. These areas were seeded with canola in 2024 and were left out of production the last year. A dugout is situated on the east side of the property. Please note: the buyer will need to install fencing along the northern boundary (east–west) and the eastern boundary (north–south). Steel markers are in place to indicate property lines, as advised by the seller. There is currently no lease in place on the farmland, and the owner is motivated to sell. Access to the property is located near the north end of the quarter along Range Road 50, where a new approach has been constructed. The owner will open the fence for access- Please contact a realtor to confirm arrangements.