



# GRASSROOTS

REALTY GROUP

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42126 Range Road 175  
Rural Stettler No. 6, County of, Alberta

MLS # A2305776



## \$669,000

Division: NONE

Lot Size: 153.00 Acres

Lot Feat: -

By Town: Stettler

LLD: 8-42-17-W4

Zoning: AG

Water: None

Sewer: -

Utilities: -

Features: • Natural division from RR 17-5 through property to easily subdivide, if required. • Road is fully maintained by County of Stettler for year round access (summer grading and snow plowing). • West side is fully fenced pasture for grazing, fully fenced with new fence last year; approximately 30 acres. • East side (top) is fully reclaimed crop land (no rocks), excellent soil and productive, seeded in the past with oats 1st year, barley 2nd year, currently seeded with Alfalfa 3rd and 4th years. Will continue to produce 2 cuts/year Alfalfa/hay for next 3-4 years; approximately 40 acres. • East side (bottom) is natural hard grass (never tilled, never grazed) and excellent cattle pasture if fence completed (partial fencing), approximately 83 acres. Year round water with creek (always water access with beaver dams) running through property. South side of coulee valley treed, extensive wild saskatoon growth. • Road (with culverts) built to allow access to East side crop for farm equipment and access to the cabin (with culverts). • Hunting cabin included, approximately 600 sq ft with certified fireplace (no electrical, no plumbing). Useful for hunting (moose, mule deer, whitetail deer, partridge, rabbits, beaver), recreation or storage. Furniture negotiable. • 40 foot C-can included, for secure storage.