



GRASSROOTS

REALTY GROUP

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MLS # A2306575

Rural Wetaskiwin No. 10, County of, Alberta



\$575,000

Division: NONE

Lot Size: 160.00 Acres

Lot Feat: -

By Town: Winfield

LLD: 20-45-2-W5

Zoning: Not known

Water: See Remarks

Sewer: -

Utilities: -

Opportunity knocking. Here you'll find 160 acres of private heavily treed land. Close to Winfield, Pigeon lake and Battle lake. Wonderful recreation location or hunting area. Lots of white tailed deer and moose on the property. Potential uses include Campground/RV Park, Glamping/Boutique retreat, Wellness retreat, Couples getaway, Cabins or tiny homes. One cabin already on the property. See picture. Private hunting leases, Selective logging, Horse boarding or equestrian trails, etc. \$2500 of annual lease revenue. This revenue will continue for a minimum 5 years. There is a well site. This part of the province is becoming more and more popular with investors or buyers who like to own land for appreciation. Competitively priced. There is some fencing and a creek on the property. Sometimes the creek flows all year, and sometimes not, depending on rain fall. Taxes are a low \$105.74. Possession 30 days or negotiable. View anytime.