



**GRASSROOTS**

REALTY GROUP

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on Hwy 886  
Consort, Alberta

MLS # A2308117



**\$2,850,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Agricultural, Cattle, Grazing, Livestock, Pasture, Ranch		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	1904.95 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Sedalia
<b>Basement:</b>	-	<b>LLD:</b>	35-32-7-W4
<b>Exterior:</b>	-	<b>Zoning:</b>	Ag
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Beef, Calf, Cow, Hay, Pasture

1904.95 acres of grass. 786.99 deeded land - 516.99 is native grass and 270 acres of improved pasture. 1118.05 grazing lease with 295.81 AUM. Good fences and water. Just bring your cows!