



GRASSROOTS
REALTY GROUP

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NW-18-62-6-5
Rural Woodlands County, Alberta

MLS # A2312141



\$420,000

Division:	NONE
Lot Size:	98.44 Acres
Lot Feat:	Back Lane, Brush, Cleared, Creek/River/Stream/Pond, Meadow, Native
By Town:	Fort Assiniboine
LLD:	18-62-6-W5
Zoning:	AG
Water:	None
Sewer:	-
Utilities:	-

A picturesque 98-acre property bordering the beautiful Freeman River, featuring a mixture of pasture and hay-land, mature trees and natural bush. The riverbank offers a peaceful setting with gentle natural surroundings, quiet areas to unwind, and excellent opportunities to watch local wildlife in its natural habitat. Deer, birds, and other native wildlife are often part of the scenery, adding to the calm country atmosphere. The old highway still winds through the property as a visible trail, adding a unique sense of history and character to the land. Located just off the Grizzly Trail Highway and only a short drive from Fort Assiniboine, this property offers space, privacy, and a true country setting to enjoy year-round. GST is applicable. Taxes are \$50 / year as zoning is Agricultural, in Woodlands County. Please call before viewing, as trespassing is frowned upon. Your own private oasis along the Freeman River.