



GRASSROOTS
REALTY GROUP

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SE-5-87 22-W5th
Rural Northern Lights, County of, Alberta

MLS # A2315714



\$249,000

Division: NONE

Lot Size: 149.00 Acres

Lot Feat: Many Trees, Native Plants, Treed, Wooded

By Town: Manning

LLD: 5-87-22-W5

Zoning: Ag

Water: None

Sewer: -

Utilities: -

Looking for a secluded property surrounded by miles of Crown Land this could be the property you have been waiting for! This Quarter section is totally treed with poplar, spruce, and variety of natural vegetation that feeds the wildlife, Moose, Elk, Deer & Bear! There was some poplar logging done on the property about 30 yrs ago and now there is nice regrowth! The spruce was never logged so there is lots of Merchantable Spruce on the property! There is a high grade county road a couple of miles from the property with access via cut line the last bit! So quad or ATV access most of the year! Great for the outdoor people or hunter looking for a private hunting spot to build a cabin or retreat! Located about 40 miles from Manning or Peace River!