



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**SE-7-71-7-W6 on Township Road 711  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2315854**



**\$330,000**

**Division:** NONE

**Lot Size:** 59.10 Acres

**Lot Feat:** -

**By Town:** Wembley

**LLD:** 7-71-7-W6

**Zoning:** AG

**Water:** None

**Sewer:** -

**Utilities:** -

Exceptional opportunity to own 59.10 acres of versatile agricultural land in the County of Grande Prairie, conveniently located south on Township Road 711 West of RR 75 near Wembley, Alberta. This well-positioned parcel offers an ideal balance of productivity, accessibility, and rural privacy. Featuring a regular shape and practical layout, the land supports a variety of agricultural and rural lifestyle uses including crop production, haying, grazing, hobby farming, or future development potential. A combination of productive Class #3 and Class #6 soils provides flexibility for a range of agricultural applications. The property offers excellent access via Township Road 711 while maintaining the quiet appeal of a rural setting. Open farmland combined with natural landscape features creates a functional and visually attractive parcel with privacy and long-term usability. Zoned AG (Agricultural), this property supports a wide range of permitted agricultural uses and presents excellent potential for buyers looking to expand existing holdings, establish a hobby farm, or invest in Alberta farmland. The manageable size and strong usability make this an outstanding entry-level land investment with future growth potential. A rare opportunity to secure productive land in one of Alberta's strongest agricultural regions. Another close proximity property is also for sale, see A2315694 149.99 Acre Property.