



GRASSROOTS
REALTY GROUP

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TWP 1012
Rural Northern Lights, County of, Alberta

MLS # A2320943



\$1,100,000

Division:	Keg River		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Manning
Basement:	-	LLD:	8-101-22-W5
Exterior:	-	Zoning:	Ag
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Hay

Here's a New Opportunity that has just "Arrived". Are you looking for 1/2 section of land, well here it is. Located in Keg River, AB is where you will find just under 320+/- acres of Pure Paradise. There is an historic Homestead nestled on the SW 1/4, with plenty of space to add a second. Offering two building sites with full services on each quarter, 1 quarter has an 1,100 sq. ft. 3 bedroom, 1 bathroom home just waiting for you. There has been some upgrades done to the home which are to included, New Paint, Flooring, Roof not to mention a few new windows. The second quarter, here's where you can create your very own design. It is absolutely breathtaking, with 2 Rivers, the Keg & Kemp running through to meet up onto the south west quarter, where else can you capture the Peace and Tranquility of listening to the flow of fresh water. With 110 acres already planted in Hay, the rest can be entirely up to you. A Farmer's most common words are, "I need more land". Well I think this will help you out. This property boasts numerous amounts of Wildlife that just wonders throughout year, making this, Nature at it's finest. Come and see it for yourself....