



GRASSROOTS

REALTY GROUP

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171025 TWP RD 720
Wandering River, Alberta

MLS # A2321090



\$1,750,000

Division: Wandering River

Lot Size: 159.00 Acres

Lot Feat: Cleared, Farm, Many Trees

By Town: -

LLD: 35-71-17-W4

Zoning: AU

Water: -

Sewer: -

Utilities: -

A Rare opportunity to own a full quarter section (Approx 161 Acres more or less) Agricultural Land / Industrial Site with excellent potential for future subdivision and a variety of agricultural or commercial uses. The property features productive farmland, mature trees, a 4-acre developed parcel with existing improvements. Infrastructure remains from a previous camp operation, including gravel pad and services, offering added value and numerous possibilities for redevelopment. A spacious 4,800 sq. ft. heated shop and office provide ample room for equipment storage, operations, or business use. The Office and Shop are equipped with Power, Natural Gas, Water, and Private Septic Services. In addition to your Office and Shop, you have a 30x40 heated service garage with a 3-ton chain crane lift, a cold storage building, and shed. This is a MUST-SEE property for Farmers, Investors, Business Owners requiring shop space and infrastructure, Developers looking for versatile land opportunity, Individuals seeking a mix of open farmland, and matured treed land, and Entrepreneurs looking to establish a commercial venture. This quarter section has countless options for agricultural or commercial use. Whether you're looking to expand your farming operation, establish a commercial venture, or invest in land with subdivision potential, this versatile property offers endless opportunities for YOU in a prime rural setting.