



GRASSROOTS
REALTY GROUP

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PT NE 22-50-25 W3 Acres
Rural, Saskatchewan

MLS # A2321384



\$389,900

Division: NONE

Lot Size: 75.39 Acres

Lot Feat: Rectangular Lot, Treed

By Town: -

LLD: -

Zoning: AGR

Water: -

Sewer: -

Utilities: -

Discover the potential of this exceptional 75.39-acre property located in the RM of Britannia, just east of Lloydminster. Owner states approximately 50% of the land is cultivated, with the balance consisting of pasture and mature trees, offering an ideal blend of agricultural use, recreation, and future development opportunities. The property generates approximately \$8,000 annually in oil revenue and cultivated acres which can be rented out. Both providing valuable supplemental income. Fenced on three sides and with power available at the property line, this parcel is well-positioned for a variety of uses. The owner reports that the property may be subdividable, presenting additional investment potential. Added plus is there is a new dugout located on the West side of the parcel built in a natural draw location. Whether you're looking to build your dream home, expand your farming operation, invest in land, or enjoy a private rural retreat, this versatile property offers multiple attractive building sites, income-producing potential, and the peaceful lifestyle that comes with owning a piece of Saskatchewan countryside.