



GRASSROOTS
REALTY GROUP

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**SW, NE, NW 28-52-23-W5 Obed Mountain Road
Rural Yellowhead County, Alberta**

MLS # A2323542



\$110,000

Division: NONE

Lot Size: 29.36 Acres

Lot Feat: -

By Town: Hinton

LLD: 23-52-23-W5

Zoning: ND

Water: None

Sewer: -

Utilities: None

Remote 29.36-acre recreational landholding for sale in rural Yellowhead County, Alberta, located approximately 20 minutes from Hinton, Alberta. This unique property consists of three fee simple title parcels that combine to create a long, narrow land base along the south side of a CN rail line. The parcels combined are roughly 200ft wide by 2 km long. With a natural, private setting and no known buildings or site improvements, the property offers a rare opportunity for buyers seeking remote recreational land, off-grid use, ATV-accessible land, or a long-term rural land investment in west-central Alberta. The parcel is well-suited for those looking for a quiet outdoor retreat, recreational holding, or undeveloped Alberta land near the Hinton and Yellowhead County area. Its remote location, natural vegetation, and linear configuration provide a distinctive landholding for buyers interested in privacy, exploration, and future ownership potential outside of a traditional subdivision setting. Buyers should note that there is no direct public road access to the property. Access is understood to be by ATV from Obed Mountain Mine Road. All buyers are responsible for independently verifying access, boundaries, zoning, permitted uses, services, title details, CN Rail proximity, and any future potential prior to purchase.