



GRASSROOTS
REALTY GROUP

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NE-1-74-5-W6 .
Sexsmith, Alberta

MLS # A2324276



\$495,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. **Age:** -

Beds: - **Baths:** -

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: -

Basement: -

LLD: 1-74-5-W6

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: See Remarks

Located just over 1/2 mile from pavement, this property offers a great mix of farmland, fencing, water, and beautiful building site potential. The quarter features approximately 50 +/- cultivated acres on the east side and 75 +/- cultivated acres on the west side, separated by a draw running through the middle of the property. Approximately 2.5 miles of elk fencing and cross fencing is already in place. A dugout is located on the east side just north of the acreage. The property has a gentle slope from north to south with excellent southern views and multiple potential building sites. The approach is located at the north end of the quarter. Call a Realtor for more information.