



GRASSROOTS
REALTY GROUP

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125 Range Road
Rural Mackenzie County, Alberta

MLS # A2325548



\$425,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	160.00 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Fort Vermilion
Basement:	-	LLD:	31-109-12-W5
Exterior:	-	Zoning:	A
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Grain

Located just off Highway 58 on Range Road 125, this 160-acre property offers excellent opportunity for the beginner farmer or to expand your existing farming operation. With approximately 77 cultivated acres and 83 acres treed land, this property provides both immediate use and future potential. The land is currently being farmed and offers the opportunity to harvest the merchantable timber and convert additional acres into productive farmland, creating versatile investment for agricultural growth. The opportunity is here now-don't miss out!