



GRASSROOTS
REALTY GROUP

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Rge Rd 120 Twp Rd 740
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2326453



\$900,000

Division: NONE

Lot Size: 385.82 Acres

Lot Feat: -

By Town: Hythe

LLD: 1-74-12-W6

Zoning: Ag

Water: None

Sewer: -

Utilities: -

Opportunities like this don't come along very often! This exceptional 385-acre property, spanning three quarter sections on two separate titles, offers possibilities of productive farmland, pasture, recreational opportunities, or excellent building sites. Whether you're looking to expand your farming operation, establish a livestock enterprise, build your dream country home, or invest in a versatile land holding, this property deserves your attention. Approximately 240 acres have been broken and consist of good-quality farmland. While the land has not been cultivated for several years, it has been maintained through annual hay production, offering excellent potential to return to crop production or continue as productive forage land. The balance of the property provides pasture, natural habitat, and recreational enjoyment for hunting, hiking, or simply appreciating the peaceful country setting. Conveniently located just one mile from pavement, the property enjoys good year-round road access and is only 8 miles from the Hamlet of Hythe and 44 miles from Grande Prairie. Power is available along the property boundary, and the area is known for good water wells, making this an ideal location to build your future home or farmstead. A rare opportunity to own a large, diverse parcel of land with excellent agricultural potential, recreational value, and approximately \$3500 annual surface lease revenue.