



GRASSROOTS
REALTY GROUP

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81154 124 Range
Rural Saddle Hills County, Alberta

MLS # A2327598



\$1,150,000

Division:	NONE		
Cur. Use:	Agricultural, Cattle, Grazing		
Style:	Bi-Level		
Size:	1,147 sq.ft.	Age:	1982 (44 yrs old)
Beds:	-	Baths:	-
Garage:	Single Garage Attached		
Lot Size:	160.00 Acres		
Lot Feat:	Farm		

Heating:	Forced Air	Water:	-
Floors:	-	Sewer:	-
Roof:	Metal	Near Town:	Spirit River
Basement:	Full	LLD:	9-81-12-W6
Exterior:	-	Zoning:	A
Foundation:	Wood	Utilities:	-
Features:	-		

Major Use: Cow

A half section for a full dream. Cattle operation ready to go with grazing leases available west and north. Class 2 soil. Residence in place. Pull yourself away from the valley views and get to work because prices are good and this operation is turnkey. Barn, cabin, fencing, dugout for animals plus waterers, various granaries, shelters, couple quonsets and handy 22X30 heated rough concrete floor shop. Lease revenue ~ \$6,500 per year. Bilevel home offers three bedrooms, three bathrooms and attached garage. Just north of Bonanza, Alberta in the Saddle Hills. Feel welcomed by Saddle Hills County with a variety of support resources for farm and family. Local school K-8 and Savanna for 9-12. 45 minutes northwest of Spirit River so about an hour and a half to Grande Prairie or west over to Dawson Creek, BC about a half hour. 320 acres in a stunning part of Alberta.