



GRASSROOTS
REALTY GROUP

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844078 HWY 35
Rural Northern Lights, County of, Alberta

MLS # A2330514



\$555,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	155.94 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Peace River
Basement:	-	LLD:	26-84-24-W5
Exterior:	-	Zoning:	Agricultural
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Barley, Canola, Grain, Lentils, Wheat

Excellent Agricultural Opportunity in the Peace River Area! Approximately 132-135 acres of productive farmland located about 15 miles west and north off Peace River in the Warrensville area.. This property includes an established farm site situated near the corner of the quarter, complete with corrals, outbuildings and additional structures. A well provides the water source, and power is already on site. There is currently no natural gas service at the farm site ; however, natural gas is available in the area. There is direct access onto the site from Hwy 35. The farm site could be subdivided from the balance of the land and sold as a separate entity helping to offset the overall cost of the land. Located in the highly regarded agricultural region surrounding Peace River, this property offers an excellent opportunity for farmers looking to expand their existing land base or establish a new farming operation. An added opportunity is the quarter section directly west, which is contiguous with this property and also available for purchase separately or together as a package. The adjoining quarter offers approximately 155 +/- acres of open land, creating the potential to assemble a substantial, productive agricultural land base in one convenient location. A great opportunity to invest in Peace Country farmland!