



**GRASSROOTS**  
REALTY GROUP

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SW18-13-6-4 Township Road 132 Street  
Redcliff, Alberta

MLS # A2330811



**\$450,000**

|             |                             |            |                       |
|-------------|-----------------------------|------------|-----------------------|
| Division:   | NONE                        |            |                       |
| Cur. Use:   | Agricultural, Horses        |            |                       |
| Style:      | -                           |            |                       |
| Size:       | 0 sq.ft.                    | Age:       | -                     |
| Beds:       | -                           | Baths:     | -                     |
| Garage:     | -                           |            |                       |
| Lot Size:   | 52.38 Acres                 |            |                       |
| Lot Feat:   | Pasture, Sloped, Waterfront |            |                       |
| Heating:    | -                           | Water:     | -                     |
| Floors:     | -                           | Sewer:     | -                     |
| Roof:       | -                           | Near Town: | -                     |
| Basement:   | -                           | LLD:       | 7-13-6-W4             |
| Exterior:   | -                           | Zoning:    | AG IDP                |
| Foundation: | -                           | Utilities: | Electricity Connected |

Major Use: Equestrian

This is truly a once in a lifetime opportunity to own a clear piece of historic land. Almost a full half section of land with 52 acres plus 0.38 acres on the north side of road allowance with power. Amazing views to the south and west up the river valley. Over a half mile of river frontage on the South Sask River! Build your dream acreage on the edge of the river valley! Currently zoned AG1-IDP. This could be the opportunity you've been looking for. Please do not access lands without Real Estate Agent present. Call today to view! Can be purchased with MLS A2330778 to make a nice package.