



GRASSROOTS
REALTY GROUP

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21369 Township Road 720
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2331148



\$299,000

Division: NONE

Cur. Use: Vacant

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: 160.00 Acres

Lot Feat: -

Heating: -

Water: Dugout

Floors: -

Sewer: -

Roof: -

Near Town: Valleyview

Basement: -

LLD: 33-71-21-W5

Exterior: -

Zoning: A-1

Foundation: -

Utilities: Electricity

Features: -

Major Use: Pasture

This rural quarter section, located less than twenty kilometers northeast of the Town of Valleyview and positioned near both Highway 49 and The Old High Prairie Road, offers an excellent opportunity for agricultural, equine, or rural residential land use. The land has a long history as horse pasture, having reportedly been used in that manner by the previous owner for some time. About half of the quarter is cleared or partially cleared, providing a balanced mix of open land and natural cover. Fencing on the property was installed within the previous five-year period and includes electric fencing on three sides. The electric lines are set roughly fifteen feet inside the perimeter post and wire fencing, creating a safe and functional buffer zone for livestock. The electric fence line has been recently mulched and cleared, allowing for immediate use and easy ongoing maintenance. A previously occupied homesite remains on the property, with power available for hookup, offering a significant advantage for anyone wishing to establish a residence or expand their agricultural infrastructure. A dugout is also present, providing a reliable water source for livestock or future development needs. This quarter section combines accessibility, power availability, and a strong foundation for pasture or mixed agricultural land use, making it an appealing option for buyers seeking land in the Valleyview region. Come and take a look for yourself and see if it fits your needs and future plans!