



GRASSROOTS
REALTY GROUP

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111054C 590B Township
Rural Woodlands County, Alberta

MLS # A2331548



\$425,000

Division: NONE

Lot Size: 449.93 Acres

Lot Feat: -

By Town: Whitecourt

LLD: -

Zoning: CR/

Water: Dugout

Sewer: -

Utilities: -

AMAZING LAND PACKAGE! 449.93 acres of land. 78.67 is deeded and 371.25 is a grazing lease (GRL 39799). The 78.67 acre parcel has a 12x16 cabin equipped with solar panels, batteries and inverter, next to a trout pond with a fishing landing. The land is flat, fenced and there is a gravel road bisecting the property which leads to the cabin. Potential for \$6000.00 annual revenue with 5 billboard signs and the property is gated. Once down at the cabin you're in a whole new world as the boreal forest surrounds you. Opportunities are endless. Subdivide or build your home as you start your own farm or a campground. The 371.26 acre grazing lease was just renewed to 2036. The perimeter is fenced, Bull creek runs through the property and there is approximately 15 kms of trails for complete access.