



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

47510 RGE RD 31
Warburg, Alberta

MLS # A2331605



\$699,000

Division: NONE

Lot Size: 158.97 Acres

Lot Feat: -

By Town: Warburg

LLD: 35-47-3-W5

Zoning: AG

Water: Well

Sewer: -

Utilities: Natural Gas Paid

This 158.97 acre property is set up for cattle with a 80'x50' Shop! The Shop has a cement floor, overhead doors, power, and holds the pressure tank for the well. Fenced for cattle with a huge open faced pole shed shelter, stock waterer, hydrant behind the shop, and a loading corral. Pasture rent income is currently \$1650 per year and can support 20 pairs. Use the property as it currently is, or as a recreation property, or even build your dream home with Gas, Power, and a Drilled Well already here!