

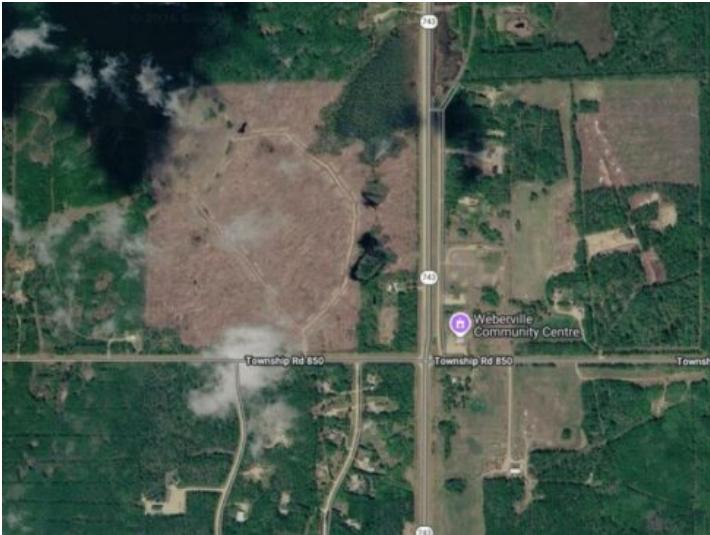


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

Highway 743
Rural Northern Lights, County of, Alberta

MLS # A2331661



\$397,500

Division: NONE

Lot Size: 147.70 Acres

Lot Feat: -

By Town: Peace River

LLD: 2-85-22-W5

Zoning: Agriculture Restricted

Water: None

Sewer: -

Utilities: -

147.70 Acres Just Minutes from Peace River! Opportunities like this are few and far between. This 147.70-acre quarter, located just minutes north of Peace River along Highway 743 and directly across from the Weberville Hall, offers an exceptional combination of location, accessibility, and future potential. Mostly open and ready for its next chapter, the property was logged within the past few years, providing a clean slate for a variety of uses. Whether you're looking to expand your farming operation, establish productive pastureland, build your dream country home, or explore the potential for a small acreage subdivision (subject to the necessary approvals), this property offers the flexibility to bring your vision to life. Its close proximity to Peace River makes it especially desirable, providing the convenience of town amenities while still offering the space, privacy, and rural lifestyle that so many buyers are searching for. Acreage developments continue to be highly sought after in this area, making this an exciting opportunity for investors and developers alike. Finding a quarter section this close to Peace River is becoming increasingly rare. Whether you're an agricultural producer, investor, developer, or someone looking to secure a remarkable piece of land for the future, this is a property that deserves your attention. Don't miss your chance to own a prime parcel in an outstanding location—opportunities like this don't come along often.