

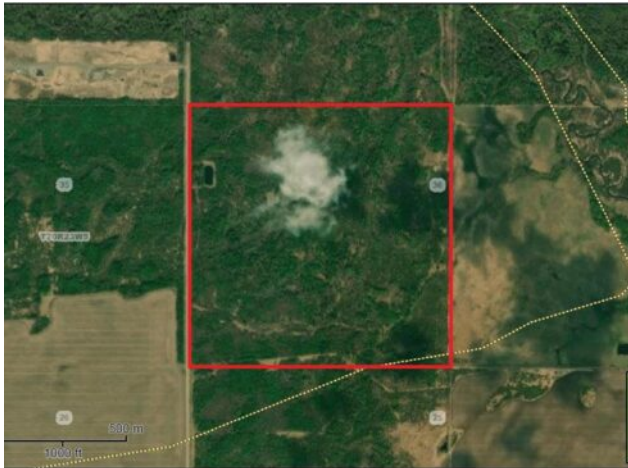


GRASSROOTS
REALTY GROUP

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Range Road 231
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2332525



\$300,000

Division:	NONE		
Cur. Use:	Vacant		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	159.00 Acres		
Lot Feat:	Treed		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Valleyview
Basement:	-	LLD:	36-70-23-W5
Exterior:	-	Zoning:	A-1
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Land Only

A 159 acre rural quarter section located just 8 kilometers northwest of the Town of Valleyview is now available, offering exceptional versatility and long term potential. This property features high quality Class 2 and 3 soils, making it ideal for crop production, or it could be easily fenced to support cattle pasture. Approximately 60 acres of this treed property was logged in 1999, and the land may offer opportunities for additional timber harvesting. As a rural residential site, electricity and natural gas are available within the regional service area, providing access for future development. The property sits near the end of a quiet dead-end road, offering privacy and seclusion, and it borders Crown land, adding to its potential appeal for recreational use. This is a rare chance to secure a peaceful, productive, and highly adaptable piece of land with tremendous potential for agriculture, livestock, timber, or just quiet rural living.