



GRASSROOTS
REALTY GROUP

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**NE-16-53-11-W5 Range Road 113
Rural Yellowhead County, Alberta**

MLS # A2333341



\$485,000

Division: NONE

Lot Size: 151.02 Acres

Lot Feat: -

By Town: Niton Junction

LLD: 16-53-11-W5

Zoning: RD

Water: Well

Sewer: None

Utilities: -

This versatile parcel offers an excellent opportunity for livestock operations, country living, or future development. The property is fully fenced and cross-fenced and is currently used for cattle grazing, with approximately 80 acres cleared and maintained as grass pasture. The property is equipped with power close by and an existing gas well provides approximately \$3,100 in annual revenue. A dugout offers a water source for livestock and pasture needs. Convenient access is provided by two approaches, one from the east and another from the north. The gently rolling terrain offers attractive building sites, making this property well suited for your dream home, acreage lifestyle, or future development. With productive pasture, established infrastructure, multiple access points, and additional revenue potential, this is a unique opportunity to own a versatile piece of rural land.