



GRASSROOTS
REALTY GROUP

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RR203
Rural Northern Sunrise County, Alberta

MLS # A2333656

\$560,000

Division:	Northern Sunrise County		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	141.17 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Peace River
Basement:	-	LLD:	10-82-20-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Alfalfa, Barley, Beans, Canola, Flax, Grain, Lentils, Oats, Rye, Wheat

Approximately ~140 acres currently rented out and available for the next crop year. The home and 18 acres m/l are in the process of been subdivided leaving the balance of the land for a new owner. Excellent farmland in the County of Northern Sunrise - close proximity to Richardson Grain Elevators - only 1 mile of gravel to the south/west corner of the land. Great opportunity to increase the land portfolio for any farmer whether long term in the area or new and moving in. Call for more information if needed