



**GRASSROOTS**  
REALTY GROUP

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**W of RR 191, TWP RD 482a  
Rural Camrose County, Alberta**

**MLS # A2333725**



**\$415,000**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| <b>Division:</b>  | NONE                                                                |
| <b>Lot Size:</b>  | 80.00 Acres                                                         |
| <b>Lot Feat:</b>  | Creek/River/Stream/Pond, Few Trees, Gentle Sloping, Meadow, No Back |
| <b>By Town:</b>   | Round Hill                                                          |
| <b>LLD:</b>       | 14-48-19-W4                                                         |
| <b>Zoning:</b>    | Ag                                                                  |
| <b>Water:</b>     | Dugout                                                              |
| <b>Sewer:</b>     | None                                                                |
| <b>Utilities:</b> | -                                                                   |

80 acres : What an opportunity! Fenced, cross fenced and recently subdivided, this land just 16 km North of Camrose near Round Hill in Camrose County is ready for whatever you can dream up. This year's alfalfa blend hay crop grown on the South (approximate 50 acres) yielded 32 round bales, and the North side has been used as pasture for cattle. Gentle slopes, tree cover, a healthy (fenced) dug out and gated sorting corral set the foundation for animal operations of any kind, or a great start to a homesteading system. There are several high ground build spots to choose from and a seasonal drainage passage that feeds Demay lake. A drive through the area will show you the variety of lush crops on neighboring fields where wheat, corn, barley, canola, grain and hay are grown- join the party with farming or build the acreage of your dreams on this private, peaceful and versatile land!