



GRASSROOTS
REALTY GROUP

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On Hwy 22
Rural Clearwater County, Alberta

MLS # A2343773



\$349,000

Division: NONE

Lot Size: 18.78 Acres

Lot Feat: -

By Town: Caroline

LLD: 9-36-5-W5

Zoning: AG

Water: None

Sewer: -

Utilities: -

18.78 acres of flat, fully useable land just minutes from Caroline, with pavement right to the property and a new well currently being drilled. The well can be completed prior to possession, weather permitting. Currently in hay production, this versatile parcel offers an excellent opportunity to build your country home, establish a hobby farm, keep livestock, or simply invest in a great piece of Central Alberta land. An excellent building site provides a great starting point for your plans. Located just 5 minutes from Caroline and approximately 20 minutes from Sundre, groceries, schools, medical care, banking, restaurants and everyday amenities are all within easy reach while still enjoying the space and privacy of rural living. A lovely creek winds along the north and east property boundaries, creating a natural boundary and adding character to the landscape. Zoned Agricultural, the property is well suited to livestock, crops or continued agricultural use. For those who love the outdoors, the west country is right at your doorstep. Burnstick Lake, the Raven River and James River are all within an easy drive, along with endless opportunities for fishing, hiking, camping, dirt biking and exploring. 18.78 acres, pavement access, a new well underway and a fantastic location between Caroline and Sundre - an excellent opportunity to build your own piece of the west.