



GRASSROOTS
REALTY GROUP

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SE 13-101-17-W5
Rural Mackenzie County, Alberta

MLS # A2345428

\$500,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	157.85 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	La Crete
Basement:	-	LLD:	13-101-17-W5
Exterior:	-	Zoning:	A
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Tree Farm

Discover the possibilities on this quarter section of land in the Blue Hills area, offering a unique combination of recreational enjoyment and future agricultural potential. The property is currently treed, providing an opportunity for timber harvesting and, subject to required approvals and suitability, the potential to convert portions of the land to farmland. A major highlight of this property is the 16' x 34' cabin with 6 x 16 ft covered porch located right along the Little Buffalo River. The cabin features 2 bedrooms, a loft, and 1 bathroom, making it an ideal retreat for weekends, hunting trips, family getaways, or enjoying the surrounding outdoors. With the Little Buffalo River running through the property, the setting offers a special opportunity to enjoy the water, trees, and natural surroundings. Whether you're looking for recreational land, a private riverfront getaway, or the potential to develop agricultural use over time, this property offers plenty of possibilities. Taking bids until October 28, 2026 at 8:00 PM. Bids starting at \$500,000, bids must be submitted in \$5,000 increments. If a bid is received within the final 5 minutes before the deadline, bidding will be extended by an additional 5 minutes. This process will continue in 5-minute extensions until no further bids are received and bidding has ceased. Highest bid not necessarily accepted. Contact your realtor today to place a bid.