



GRASSROOTS
REALTY GROUP

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32310 Range Road 45
Rural Mountain View County, Alberta

MLS # A2348258



\$599,900

Division: NONE

Lot Size: 49.80 Acres

Lot Feat: Farm, Level, Many Trees, Meadow

By Town: Sundre

LLD: 19-32-4-W5

Zoning: AG2

Water: None

Sewer: -

Utilities: Electricity, Natural Gas

Newly subdivided 50 acres in the beautiful Bergen area, located on pavement and less than 10 minutes southeast of Sundre. This is a great piece of land with a nice mix of approximately 60% trees and 40% open pasture, offering plenty of privacy while still leaving lots of usable ground and pasture. The property is partially fenced and cross-fenced (though not completely fenced) and currently provides approximately \$3,000 per year in surface lease income. Whether you're looking for pasture, a recreational getaway, or the perfect spot to build your country home, this property offers plenty of possibilities in a fantastic location close to Sundre and Alberta's West Country. Sale is subject to final registration at Land Titles. Please do not access property on your own - call your favorite Realtor to view!