



GRASSROOTS
REALTY GROUP

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ON Range Rd 215
Rural Stettler No. 6, County of, Alberta

MLS # A2349022



\$799,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. **Age:** -

Beds: - **Baths:** -

Garage: -

Lot Size: 160.00 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Stettler

Basement: -

LLD: 31-39-21-W4

Exterior: -

Zoning: Ag

Foundation: -

Utilities: -

Features: -

Major Use: Pasture

Here we have a fantastic quarter section of pasture land offering plenty of possibilities. Whether you're looking for additional land for your cattle, a place to build your dream home, or simply a private escape from the city, this property has a lot to offer. The land is fenced and cross-fenced and features a good-sized dugout along with numerous groups of trees providing excellent shelter and privacy. With the existing fencing, water source, and pasture already in place, this property is ready to put to use for your livestock. Recent improvements include new fencing along the south and west sides, as well as the dugout being dug deeper. For an added benefit, there is also annual compensation from ATCO Electric for the power lines crossing the property, currently providing approximately \$1,200 per year. Location is another highlight, with only a half mile of gravel road and approximately a 20-minute drive to Stettler and 45 minutes to Red Deer. Whether you're looking to expand your current farming operation, start raising livestock, build your dream home, or simply own a private piece of land in the country, this quarter section offers an excellent opportunity and is ready for you to make it your own.