



GRASSROOTS
REALTY GROUP

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**On Range Road 90/Township Road 503
Rural Brazeau County, Alberta**

MLS # A2349350

\$548,000

Division: NONE

Lot Size: 153.06 Acres

Lot Feat: -

By Town: Drayton Valley

LLD: 18-50-8-W5

Zoning: 90

Water: None

Sewer: -

Utilities: None

This versatile 153.06-acre property offers an exceptional opportunity for livestock grazing, investment, or expansion. Boasting approximately 100 open acres of productive pastureland, the remainder of the property features tree cover that serves as excellent natural shelter for livestock against the elements. While a small seasonal creek meanders through the northeast corner, it does not provide a dependable year-round water source. The property is currently utilized as a pasture lease by a neighbor who waters their herd on an adjoining parcel. Beyond its agricultural utility, this land generates income, yielding \$6,950 annually from two existing surface leases. The perimeter and cross fencing are currently in place but require repair or replacement, allowing the new owner to configure the layouts exactly to their operational needs