



GRASSROOTS
REALTY GROUP

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43048 Township Road 38-4
Rural Clearwater County, Alberta

MLS # A2350803



\$749,000

Division: NONE

Lot Size: 152.01 Acres

Lot Feat: -

By Town: Condor

LLD: 28-38-4-W5

Zoning: A

Water: Private, Well

Sewer: -

Utilities: -

152 acre parcel located just 2 miles south of Highway 11 and just off the Wall Street Road. Rolling topography, the land is mostly cleared and offers versatility with two serviced building sites and mature shelter belt trees. An old house and outbuildings remain on the property. Primarily pasture land, it hasn't been grazed for the past two years. Major scrap metal removal has already been completed, with some debris clean-up still required. Two surface leases for supplementary income with total revenue to be verified.