



**GRASSROOTS**  
REALTY GROUP

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**W 1/2 22-71-9-W6 43 Highway  
Huallen, Alberta**

**MLS # A2026266**



**\$2,000,000**

**Division:** NONE

**Lot Size:** 299.00 Acres

**Lot Feat:** Cleared

**By Town:** -

**LLD:** 22-71-9-W6

**Zoning:** AG

**Water:** -

**Sewer:** -

**Utilities:** -

299 +- acres of Highway 43 frontage and railroad right through the property. This half section is 13.5 miles West of Grande Prairie; 5 miles East of Beaverlodge. Potential for industrial development; there are two current developments in the area; one oilfield and one agricultural. Property has approx. \$12,000/year in Surface Lease Revenue and roughly 280 acres cultivated. Titles to the property are for each quarter section. Seller is willing to separate and sell NW quarter first, asking \$1,400,000, and the SW quarter second for an asking price of \$1,000,000.00. Call a Realtor of your choice for more information.