



GRASSROOTS

REALTY GROUP

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TWP 512A RR 31
Rural Leduc County, Alberta

MLS # A2202125



\$749,000

Division: NONE

Lot Size: 158.00 Acres

Lot Feat: Private, Treed

By Town: Warburg

LLD: 14-51-3-W5

Zoning: Rural Land/ Vacant Lot

Water: Dugout, See Remarks

Sewer: -

Utilities: -

158 Acres Zoned (NSRV) North Saskatchewan River Valley. Fully Developed 30'x46' insulated shop powered by a generator for lights and propane for heat. Open Faced Shelters on either side of the shop. It is Estimated that an inventory of 220,000+/- tons of gravel is under ground. Some farmland as well. Alta Link Revenue of \$3000+/- per year. Located at Range Road 31 and Twp Road 512A.