



**GRASSROOTS**  
REALTY GROUP

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13154 765 Twp Road  
Rural Saddle Hills County, Alberta

MLS # A2109479



**\$579,900**

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Saddle Hills County

Basement: -

LLD: 35-76-13-W6

Exterior: -

Zoning: A

Foundation: -

Utilities: -

Features: -

**Major Use:** Beef, Calf, Chicken, Cow, Dairy, Equestrian, Feed Lot, Grain, Hay, Hobby Farm, Mixed, Pasture, Poultry, Recreational, Rye, Wheat

Calling all hunting enthusiasts, hobby farmers! Here is a great  $\frac{1}{2}$  section that has quick access to Dawson Creek but is still on the Alberta side of the border, and right next to crown land! These 2 quarters on separate titles have a great setup for cows or horses and a shop for the mechanic, owner operator or welder. The parcel is fenced and cross fenced and has calf shelters as well as several water sources for livestock. The home features an open concept with updated appliances, 2 generous sized bedrooms with the availability to easily put a 3rd. There is a beautiful deck that runs the length of the home and has lilac trees surrounding it. There is a pond that has an aerator and has been stocked with fish. There is a large barn and some smaller outbuildings set up for chickens, rabbits and other small animals. The shop has a 14x14 door, cement floor with drain, storage room, plug for welder and tall ceilings. In the back quarter there is a hunting shack set up for the outdoor enthusiast and hunters in the family. This property is one to see. Call your agent today!