



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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on Range Road 62  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2120938



**\$299,900**

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: 12.00 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: None

Roof: -

Near Town: Sexsmith

Basement: -

LLD: 22-74-6-W6

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Tree Farm

Take advantage of this exciting business opportunity and become a part of the tree farming industry! This locally grown tree farm boasts approximately 2100 spruce trees, mostly of the Colorado blue spruce variety. The trees range in height from 5 to 15 feet and have been carefully nurtured from seedlings on-site. With their low maintenance needs and strategic planting, this tree farm offers size options for years of sales. Wide isles between the trees make for easy removal and transplanting. Spruce trees are a popular choice for the local area, providing year-round privacy, protection from wind, and beautiful borders. The large abundance of topsoil on the property also presents an additional source of income. Whether you're looking for a way to invest in a profitable business or seeking a serene rural setting, this tree farm is a must-see. Don't miss out on this rare opportunity!