



GRASSROOTS
REALTY GROUP

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ON 10 RANGE Road
Rural Red Deer County, Alberta

MLS # A2217111



\$1,950,000

Division: NONE

Lot Size: 175.64 Acres

Lot Feat: -

By Town: Red Deer

LLD: 25-38-1-W5

Zoning: AG

Water: None

Sewer: -

Utilities: -

Situated between Red Deer and Sylvan Lake, this stunning 160-acre parcel of land offers views and an excellent opportunity for both investment and future development. Currently, the land is leased for farming, generating a steady income of over \$11,000 per year while maintaining its rural charm. In addition to the main parcel, there is an additional 15.64 acres in the southwest corner, which is protected under a Ducks Unlimited caveat. This area features under 8 acres of treed land, adding to the property's natural beauty and appeal. Whether you're looking for a future home site, an agricultural venture, or simply a peaceful retreat, this property presents endless possibilities. Its close proximity to both Highway 11 and Highway 11A ensures convenient access to nearby amenities and attractions, making it an ideal location for your dreams to take root. Don't miss out on this remarkable opportunity!