



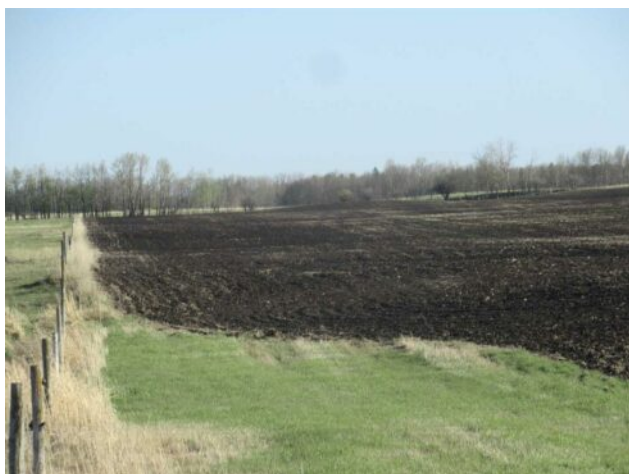
**GRASSROOTS**  
REALTY GROUP

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**3175 Township Road 355**  
**Rural Red Deer County, Alberta**

**MLS # A2220515**



**\$1,049,000**

**Division:** NONE

**Cur. Use:** -

**Style:** -

**Size:** 0 sq.ft. **Age:** -

**Beds:** - **Baths:** -

**Garage:** -

**Lot Size:** 138.04 Acres

**Lot Feat:** -

**Heating:** -

**Water:** -

**Floors:** -

**Sewer:** -

**Roof:** -

**Near Town:** Spruce View

**Basement:** -

**LLD:** 26-35-3-W5

**Exterior:** -

**Zoning:** Ag

**Foundation:** -

**Utilities:** -

**Features:** -

**Major Use:** Grain, Hay, Pasture

Gently rolling, black soil zone farmland, fully cultivated and fenced with approximately 40 acres ready for seeding and all of the balance seeded to grass. 1 mile from Glennifer Lake Reservoir, and 3 miles from Spruceview.