



**GRASSROOTS**  
REALTY GROUP

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**SE-22-74-12-W6**

**MLS # A2223286**

**Rural Grande Prairie No. 1, County of, Alberta**



**\$325,000**

**Division:** NONE

**Lot Size:** 159.00 Acres

**Lot Feat:** -

**By Town:** Hythe

**LLD:** 22-74-12-W6

**Zoning:** AG

**Water:** Spring, Well

**Sewer:** -

**Utilities:** -

A full quarter with approximately 100 acres cultivated, 45 acres bush and about 8-10 acres of peat moss. There are about 5 small springs, a dugout and a drilled water well (90 feet deep). The water well has power from the wellsite across the road and a shallow well pump is used to access water. A drain trench runs along the East side. The land is seeded to a mix pasture blend. Bison fence is on the West side and part of the North side. There is also a Bison fence separating the quarter along the East side of bush. The South side, the East side and part of the North side is Elk fence. If you want privacy this property is well protected. The property to the East, Northwest and Southeast is Green zone. The main entrance has a locked gate. \*\*\*This property is for purchase by online Auction only on May 28th, 2025; bidding is open from 9 am to 11 am. Buyers must pre-register to bid. Bidders must read and accept Auction Terms and Conditions. The listing price is an estimation of value. Starting bid will be \$325,000.00 with increments of \$5000.00. The closing/possession date is June 19, 2025.\*\*\* Call a Realtor for more information.