

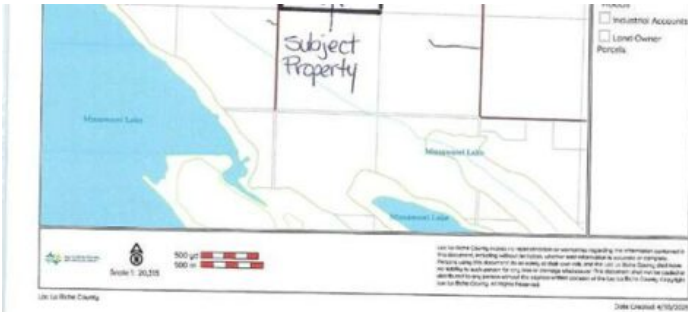


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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Lac La Biche, Alberta

MLS # A2227389



**\$295,000**

Division: NONE

Lot Size: 148.90 Acres

Lot Feat: -

By Town: -

LLD: 25-66-15-W4

Zoning: Agricultural

Water: -

Sewer: -

Utilities: -

148.9 acre farm parcel with approximately 85 acres open. Parcel contains 2 dugouts which could be used for livestock. Gravelled field access road with gravel pad suitable for bin yard and equipment. Existing hay crop is part of a cropping agreement for this season only. Contains treed areas that are suitable for clearing. Excellent parcel for a farm startup or addition to existing farming operation.