



**GRASSROOTS**  
REALTY GROUP

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**On 39-3**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2231879**



**\$475,000**

**Division:** NONE

**Cur. Use:** -

**Style:** -

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

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

**Garage:** -

**Lot Size:** -

**Lot Feat:** Creek/River/Stream/Pond

**Heating:** -

**Water:** -

**Floors:** -

**Sewer:** -

**Roof:** -

**Near Town:** Stettler

**Basement:** -

**LLD:** 21-39-19-W4

**Exterior:** -

**Zoning:** Agriculture

**Foundation:** -

**Utilities:** -

**Features:** -

**Major Use:** Pasture

Up for offer is this 139.93 acre parcel of farm land in the County of Stettler. This land is currently used for pasture and has a good fence. There is plenty of water as there is a good dugout and a creek running through the middle. Being just 2.5 miles north east of Stettler, this parcel of land is in an excellent location and is easy to access. This could be a great place for you to set up a farming operation or expand your current business. In addition, this would be an ideal spot to build your dream home with a view of the creek. Stettler's central location offers a short 1 hour drive to Red Deer, a 2 hour drive to Edmonton, a 2.5 hour drive to Calgary. Stettler has a population of approximately 6000 people and the County of Stettler has an additional 5300 people.