



**Highway 20**  
**Rural Ponoka County, Alberta**

**MLS # A2231917**



**\$839,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	160.00 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Hoadley
<b>Basement:</b>	-	<b>LLD:</b>	4-45-3-W5
<b>Exterior:</b>	-	<b>Zoning:</b>	AG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** See Remarks

Welcome to this beautiful FULL 1/4 section just north of Hoadley—where open skies, mature trees, and peaceful privacy await. With power and a well already on site, plus corrals and cattle handling system, buffalo fence and a dugout, this full quarter is ready for your vision. Whether you're dreaming of a country home, hobby farm, or weekend getaway, this property offers approx 40 acres of hay land, with some low land on the north side and grazing land mixed with substantially treed areas for animals, and plenty of space to roam. Alta link power runs close to the West boundary generating income. There are also several building sites to choose from. So many options to choose from. Privacy, Peace and Quiet, a place to get away from the hustle and bustle of city life. Just off pavement for easy year-round access. A short drive of 15 minutes to Winfield or Bluffton. This full quarter has Highway 20 bordering the East side of this property. A true Alberta gem with endless potential!