



**GRASSROOTS**  
REALTY GROUP

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On Hwy 601  
Rural Stettler No. 6, County of, Alberta

MLS # A2233971



**\$800,000**

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: 157.99 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Stettler

Basement: -

LLD: 1-40-20-W4

Exterior: -

Zoning: Agriculture

Foundation: -

Utilities: -

Features: -

Major Use: Pasture

This property consists of 158 acres of pasture land located in the County of Stettler. This quarter is located on Highway 601, just 10 km from Stettler and kitty-corner from Pheasantback Golf Course. This property has a good dugout so a consistent water supply is not a concern. It could be a nice addition to your current farming operation or perhaps you are on the lookout for a beautiful spot to build your dream home. Alternatively, with all the trees, it would make a perfect location for a cabin or a family camping area for weekend stays. It is just a short drive to Buffalo Lake, where there are several lake communities to enjoy, excellent fishing and boating, and several beach access points. Stettler's central location offers a short 1 hour drive from Red Deer, a 2 hour drive from Edmonton, a 2.5 hour drive from Calgary. Stettler has a population of approximately 6000 people and the County of Stettler has about 5300 people.