



**GRASSROOTS**  
REALTY GROUP

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**NE-17-72-6-W6 .**  
**Grande Prairie, Alberta**

**MLS # A2237629**



**\$985,000**

**Division:** NONE

**Lot Size:** 161.00 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 17-72-6-W6

**Zoning:** AG

**Water:** -

**Sewer:** -

**Utilities:** -

161+/- acres just North of Grande Prairie in the city limits. A little Northwest of the traffic circle on highway 43X. Great investment opportunity. Good quality land with tenant in place. Approximately 120+/- acres being farmed, balance is creek and old farmstead with an older barn. Very nice building site. This property falls under uncontrolled status provincially as it is located in city limits. Foreign buyers should seek legal advice on the applicability of the Act to their situation. Please call listing agent for access if you plan on walking the property.