



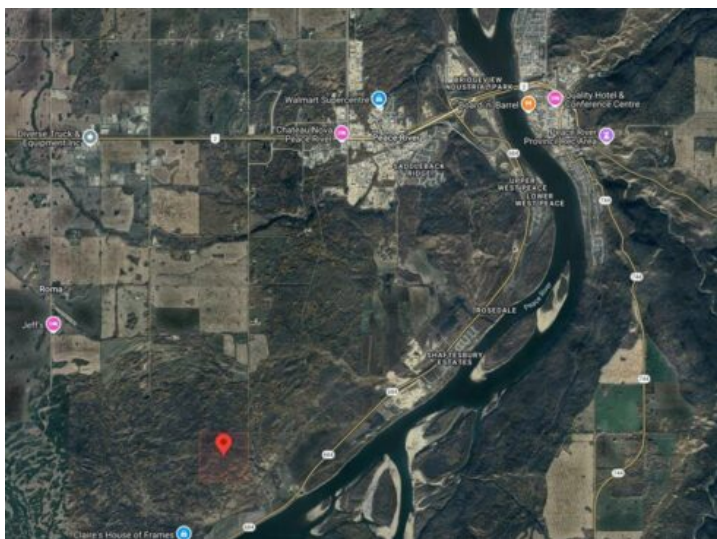
GRASSROOTS
REALTY GROUP

1-833-477-6687

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Range Road 222
Rural Peace No. 135, M.D. of, Alberta

MLS # A2239235



\$180,000

Division: NONE

Lot Size: 139.70 Acres

Lot Feat: -

By Town: Peace River

LLD: 10-83-22-W5

Zoning: JPAG

Water: None

Sewer: -

Utilities: -

THIS PROPERTY IS BEING SOLD BY TEAM AUCTIONS THROUGH AN UNRESERVED PUBLIC AUCTION SEPTEMBER 9TH TO 11TH, 2025. PRICE IS NOT A REFLECTION OF WHAT THE PROPERTY MAY SELL FOR, IS NOT THE ACTUAL LIST PRICE AND IS MERELY A POSTING. THE PROPERTY IS BEING SOLD AS IS, WHERE IS AND ALL POTENTIAL BUYERS TO VERIFY ALL PROPERTY DETAILS TO THEIR SATISFACTION INCLUDING BUT NOT LIMITED TO ZONING, PERMITTED USES, SET BACK RULES, TAXES, ETC. A Rare Opportunity With Unmatched River Valley Views! This is truly a one-of-a-kind property offering a unique setting and breathtaking panoramic views of the river and surrounding valley. Spanning an impressive 139.70 acres, this parcel sits high on the landscape, showcasing a scenic blend of rolling hills, natural contours, and scattered trees—an ideal canvas for your dream home or private recreational retreat. Whether you're looking to build, camp, hike, or simply escape into nature, this property has the space and setting to do it all. The possibilities are endless with ample room for development, outdoor activities, or simply soaking in the peaceful, private atmosphere. Conveniently located just minutes from Peace River and the West Hill, you'll enjoy the best of both worlds—quiet seclusion and easy access to town amenities. Come explore this stunning piece of land for yourself and experience the views, space, and serenity it has to offer!