



GRASSROOTS
REALTY GROUP

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**NE-16-53-11-W5 Range Road 113
Rural Yellowhead County, Alberta**

MLS # A2240773



\$465,000

Division: NONE

Lot Size: 151.02 Acres

Lot Feat: -

By Town: Niton Junction

LLD: 16-53-11-W5

Zoning: RD

Water: Well

Sewer: None

Utilities: -

This versatile parcel is fully fenced and cross-fenced, making it ideal for livestock operations. Equipped with power and a water well, the property also generates annual revenue of \$3,100.00 from an existing gas well. Currently used for pasturing cattle, approximately 80 acres have been cleared and are maintained as grass pasture. The land features two approaches—one on the east side and another on the north side—providing convenient access. A dugout offers an additional water source, and the gently rolling terrain presents an ideal building site for your dream home or future development.