



GRASSROOTS
REALTY GROUP

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SW & NW 16-85-5 W6
Rural Clear Hills County, Alberta

MLS # A2242345



\$550,000

| | | | |
|-----------|---------------------------------------|--------|---|
| Division: | NONE | | |
| Cur. Use: | Grazing | | |
| Style: | - | | |
| Size: | 0 sq.ft. | Age: | - |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 315.00 Acres | | |
| Lot Feat: | Brush, Creek/River/Stream/Pond, Treed | | |

| | | | |
|-------------|---|------------|-------------|
| Heating: | - | Water: | - |
| Floors: | - | Sewer: | - |
| Roof: | - | Near Town: | Hines Creek |
| Basement: | - | LLD: | 16-85-5-W6 |
| Exterior: | - | Zoning: | AG-1 |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Major Use: Goat

Half section of land has the Montagneuse River running through part of it, nicely treed with some open spots, and gravel road access. Perimeter fencing. Currently has goats grazing it. Easy access and close to hiway 64. This property can be what you want it to be... a hunting retreat, a beautiful parcel of land to build your home on, an affordable start to farming... its up to you! More pictures to come!