



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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**5135A Township Road 310**  
**Rural Mountain View County, Alberta**

**MLS # A2247471**



**\$1,599,900**

**Division:** NONE

**Lot Size:** 160.05 Acres

**Lot Feat:** -

**By Town:** Cremona

**LLD:** 35-30-5-W5

**Zoning:** 1

**Water:** Well

**Sewer:** -

**Utilities:** -

Rare Full Quarter Section & Prime Location! Full Quarters Like This Don't Come Along Every Day! This Beautiful and Versatile 160-acre Property is Located Just Minutes from Town, Offering the Perfect Balance of Privacy and Convenience. The Land Includes Approximately 40 Acres of Productive Hay, is Cross-Fenced for Livestock, and Features a Dugout for Water. An Older Home and Mobile Provide Flexible Living Arrangements or Rental Potential. The Pole Barn is Ideal for Calving, Equipment Storage, or Whatever Your Farm or Ranch Operation Requires. Whether You're Looking to Farm, More Pasture, Build Your Dream Home, or Simply Invest in Quality Land, This Property Offers Incredible Potential in a Great Location. Opportunities like this are rare & don't miss your chance to own a full quarter section this close to town!