



**GRASSROOTS**  
REALTY GROUP

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993051 Range Road  
Rural Northern Lights, County of, Alberta

MLS # A2251527



**\$1,400,000**

Division: Keg River

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Water: Dugout

Floors: -

Sewer: Pump

Roof: -

Near Town: Manning

Basement: -

LLD: 23-99-20-W5

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Alfalfa, Cow, Hay, Sheep

DISCOVER YOUR NORTHERN HOMESTEAD OF 478 ACRES! Here's your chance to own a beautiful 3-quarter sections of farmland in the heart of the north! This farm offers a perfect mix of cleared and partially cleared land &mdash; ideal for hay, pasture, or transitioning into productive crop land. Whether you're planning to raise livestock or grow your agricultural dreams, this property is ready for you. The current owner has successfully run cattle and sheep, proving this land's potential. At the center of the property is a welcoming 5-bedroom, 2-bath bungalow offering 1,395 sq ft of living space &mdash; perfect for a growing family or anyone wanting to embrace country living. A massive barn/shop provides all the space you'll need for equipment, animals, or future expansion. Surrounded by peaceful forest edges and wide-open views, this farm offers the privacy, space, and opportunity you've been looking for. Bring your vision and make it a reality &mdash; your farming future starts here!