

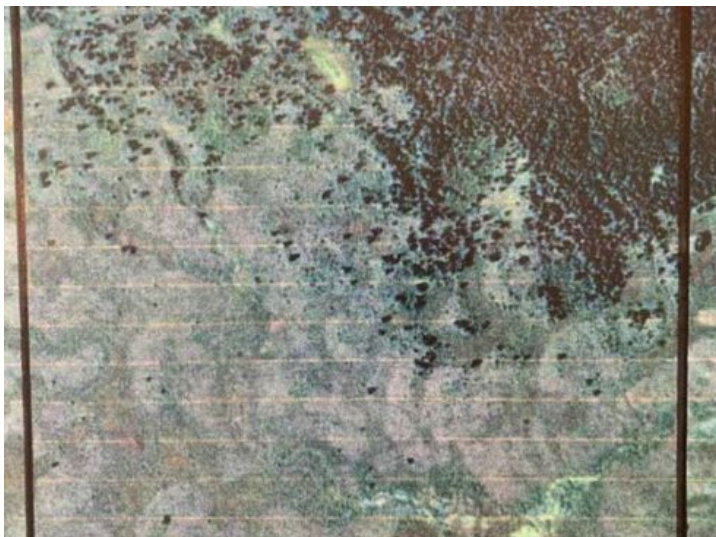


**GRASSROOTS**  
REALTY GROUP

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**Twp Road 320**  
**Rural Bighorn No. 8, M.D. of, Alberta**

**MLS # A2253730**



**\$725,000**

**Division:** NONE

**Lot Size:** 160.00 Acres

**Lot Feat:** -

**By Town:** Sundre

**LLD:** 33-31-6-W5

**Zoning:** AGRICULTURE

**Water:** None

**Sewer:** -

**Utilities:** -

Wow just Wow, care to own 160 acres of quiet private peacefulness hidden back in the Niche Valley. This parcel has big beautiful mature timber on the westerly side and opens up to a nice open area to the east. The property is fenced on 3 sides as the owner's relatives own the adjoining property and have pastured the full half section so no fence to the north side. The land has a road allowance along east side that will allow access to the property but no road has been developed at this time. Again its very secluded and peaceful with few people living beyond. The price reflects allowance for the new owner to develop the entry.