



**GRASSROOTS**  
REALTY GROUP

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**W 1/2 4 81 21 W5 RR Farm  
Marie Reine, Alberta**

**MLS # A2257258**



**\$680,000**

**Division:** Northern Sunrise County

**Cur. Use:** Cattle

**Style:** -

**Size:** 0 sq.ft. **Age:** -

**Beds:** - **Baths:** -

**Garage:** -

**Lot Size:** 320.00 Acres

**Lot Feat:** -

**Heating:** -

**Water:** -

**Floors:** -

**Sewer:** -

**Roof:** -

**Near Town:** -

**Basement:** -

**LLD:** 4-81-21-W5

**Exterior:** -

**Zoning:** AG

**Foundation:** -

**Utilities:** -

**Features:** -

**Major Use:** Mixed

320-Acre Farmland for Sale &ndash; Nampa, Alberta Discover 320 acres of prime farmland west of Nampa, in the heart of Peace Country's agricultural hub. This versatile property features 150 acres of open pasture, with 50 acres on the south quarter in hay and the rest in regrowth aspen. The north quarter, recently cut and piled with the brush piles burnt last winter. A dugout provides water for livestock. Fully fenced, both quarters are leased for pasture, generating income. Ideal for farming, ranching, or investment, this land offers endless potential.