



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

NW-35-82-12-6
Rural Saddle Hills County, Alberta

MLS # A2262721



\$949,000

Division:	NONE
Lot Size:	299.00 Acres
Lot Feat:	Backs on to Park/Green Space, Cleared, Private, Treed, Wooded
By Town:	Spirit River
LLD:	35-82-12-W6
Zoning:	A
Water:	Dugout
Sewer:	-
Utilities:	-

Two separately titled quarter sections in beautiful Rural Saddle Hills County—a rare find for anyone seeking agricultural land, a recreational escape, and a truly special piece of northern Alberta wilderness. The first quarter is largely cleared and cultivated, featuring a rustic log cabin overlooking a dugout pond—perfect for weekend getaways or a hunting retreat. The second quarter offers a mix of cultivated land and mature trees with winding trails, making it ideal for recreation. Both parcels border Crown Land and the Peace River, giving you direct access to endless outdoor adventure and breathtaking scenery. It's both productive and private—an income-producing property with an existing crop lease and approximately \$7,000 per year in oilfield revenue. Located near Cotillion Park and the Dunvegan West Wildland Provincial Park, this is an incredible opportunity to own a diverse agricultural and recreational parcel with space, solitude, and long-term potential. Whether you farm, hunt, or just crave peace and open sky—this one is one you want to see.