



GRASSROOTS
REALTY GROUP

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

SW 17-68-23-W4
Rural Athabasca County, Alberta

MLS # A2263563



\$1,450,000

Division: NONE

Lot Size: 616.63 Acres

Lot Feat: -

By Town: Athabasca

LLD: 17-68-23-W4

Zoning: AG

Water: None

Sewer: -

Utilities: -

Four quarters of land in NW Athabasca County.#4 soil. 616 acres total deeded acres. 330 acres seeded to barley in 2025. Excellent investment for the future. More profitable than stocks and safer than metals. Excellent grain or forage land. Tenants available with excellent ROI. Lots of crown land in the area, and lots of wildlife. Well priced for very productive land. Surface lease revenue of 11764.20/year.