



**GRASSROOTS**  
REALTY GROUP

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**NW 5-35-2-5**  
**Rural Red Deer County, Alberta**

**MLS # A2266109**



**\$1,750,000**

<b>Division:</b>	Silver Lagoon
<b>Lot Size:</b>	158.37 Acres
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Many Trees, Meadow, Native Plants, Open L
<b>By Town:</b>	Bowden
<b>LLD:</b>	5-35-2-W5
<b>Zoning:</b>	AG
<b>Water:</b>	None
<b>Sewer:</b>	None
<b>Utilities:</b>	-

For more information, please click the "More Information" button. Rare Development or Recreation opportunity! First time on the market in 45 years! Beautiful, pristine quarter section has extensive recreational amenity with a diverse ecosystem and natural environment. This property has it all—ten acres of river front (4500 ft of frontage), spruce forests, level fertile fields, rolling hills, a large marsh, and roads and pathways throughout. A small family campground sits on the southwest side of the centrally located oxbow lagoon, which acts as a natural spillway for the Little Red Deer River. The river separates a 12-15 acre high bank potential building site in the NE corner (a natural subdivision) accessed through Red Lodge Estates via RR24. The main parcel is accessed from RR25, with potential for many acreages or building sites in the forested and field areas throughout. Three fertile level fields - 5+ acres each - grace this spectacular property. A rare opportunity to hold land with so much potential for a wide range of applications.