



**GRASSROOTS**  
REALTY GROUP

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On HWY 850  
Rural Stettler No. 6, County of, Alberta

MLS # A2267453



**\$578,000**

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: 159.00 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Botha

Basement: -

LLD: 28-37-18-W4

Exterior: -

Zoning: Agriculture

Foundation: -

Utilities: -

Features: -

Major Use: Pasture

This 159-acre property, located about 15 minutes southeast of Stettler, offers a perfect mix of practicality and potential. An excellent opportunity for livestock producers or anyone looking for well-developed pasture land in a convenient yet rural location. The land is set up for animals with two dugouts, fencing and cross-fencing, and steel corrals. The drilled well provides reliable water and infrastructure for your herd. Easy access and flat, open terrain make it a practical addition to an existing farming operation or a perfect start for a new one. With plenty of room and essential features already in place, this property also offers potential for a hobby farm or a new home in the country.