



**GRASSROOTS**  
REALTY GROUP

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

**On Range Road 15  
Rural Lacombe County, Alberta**

**MLS # A2269199**



**\$720,000**

**Division:** NONE

**Lot Size:** 80.00 Acres

**Lot Feat:** -

**By Town:** Bentley

**LLD:** 6-41-1-W5

**Zoning:** AG

**Water:** Dugout

**Sewer:** -

**Utilities:** -

Don't miss out on this incredible chance to own 80 acres located just a short drive northwest of Bentley and short distance west of Gull Lake. This property features 28 acres of rented grain land with the potential to increase grain production by approximately another 10-12 acres. Balance of land is pasture complemented by some wooded areas. A surface lease generates \$4700. This amount and date of payment are being verified. Please note that the northern boundary is not fenced. A fantastic opportunity to move to the country or to grow your agricultural operation!