



**GRASSROOTS**  
REALTY GROUP

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**993051 RR Rural Northern Lights  
High Level, Alberta**

**MLS # A2271605**



**\$1,375,000**

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Water: Dugout

Floors: -

Sewer: Pump

Roof: -

Near Town: -

Basement: -

LLD: 24-99-20-W5

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

**Major Use:** Alfalfa, Cow, Hay, Sheep

DISCOVER YOUR NORTHERN HOMESTEAD OF 478 ACRES! Heres your chance to own a Beautiful 3-Quarter section of farmland in the heart of the north! This farm offers a perfect mix of cleared and Partially cleared land - ideal for Hay, Pasture, or Transitioning into productive Crop land. Wether you are planning to raise livestock or grow your Agricultural Dreams, this property is ready for you. The current owner has successfully run Cattle and sheep, Proving this land's Potential. At the centre of the property there is a welcoming 5 bedroom 2 bathroom bungalow offering 1,395 sq ft of living space - Perfect for growing a family or anyone wanting to embrace country living. A Massive Barn/shop provides all the space you'll ever need for equipment, animals or future Expansion. Surrounded by peaceful forest edges and a wide-open views, this farm offers the privacy, space, and opportunity you've been looking for. Bring your vision and make it a reality - your farming future starts here!