



**GRASSROOTS**  
REALTY GROUP

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**842044B Hwy 743**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2271885**



**\$690,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Cattle, Pasture		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	239.00 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Peace River
<b>Basement:</b>	-	<b>LLD:</b>	14-84-22-W5
<b>Exterior:</b>	-	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Beef, Grain, Pasture

Welcome to this remarkable 239-acre property, just over three miles from the Town of Peace River! This is potentially an idyllic hobby farm that features a shop, barn corrals, numerous outbuildings and a house that will need TLC The property also includes a spacious 40 x 56 shop, ideal for storage, equipment, or hobby projects. Approximately 120 acres are open, offering plenty of space for farming, grazing, or cultivation, while the remaining land is beautifully wooded, providing privacy and a natural setting. This property is perfect for anyone looking to expand their farming operations either grain or cattle, become a land owner and looking towards rental income or accrue value as land prices increase or just enjoy a peaceful, private lifestyle. Don't miss this incredible opportunity to own a slice of property close to Peace River and can become an excellent equity!! The sign is up!!! Call today!!