

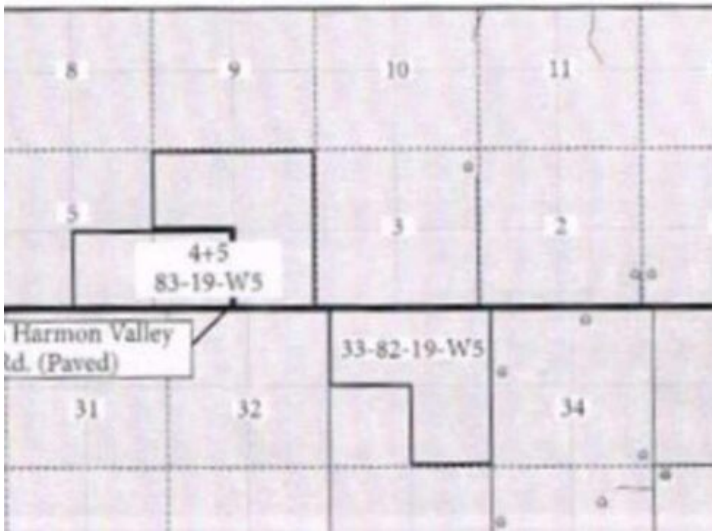


**GRASSROOTS**  
REALTY GROUP

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**33-82-19-W5**  
**Rural Northern Sunrise County, Alberta**

**MLS # A2274887**



**\$2,625,000**

**Division:** NONE

**Lot Size:** 764.43 Acres

**Lot Feat:** -

**By Town:** Peace River

**LLD:** 33-82-19-W5

**Zoning:** A

**Water:** Dugout

**Sewer:** -

**Utilities:** -

For more information, please click the "More Information" button. An exceptional opportunity awaits with five quarters of prime agricultural land available for sale. Located just 15 miles southeast of Peace River, this expansive property offers a blend of arable land and grazing areas, making it ideal for a variety of agricultural pursuits. The property is conveniently accessed from the North Harmon Valley Road, township road 830, which is a paved highway, ensuring easy and reliable access year-round. This strategic location provides both the tranquility of rural living and the convenience of being close to Peace River. **Arable Land:** Most of the land is arable, offering fertile soil perfect for crop production. Whether you're looking to expand your farming operations or start a new agricultural venture, this land provides ample opportunity. **Grazing Areas:** The property is also fenced off for grazing, making it suitable for livestock. The combination of arable land and grazing areas allows for diversified farming activities. **Hay Production:** Some sections of the land are seeded to hay, providing an additional source of income or feed for livestock. **Water Resources:** The property includes two dugouts, ensuring a reliable water supply for both crops and livestock.