



GRASSROOTS
REALTY GROUP

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On Highway 598
Rural Clearwater County, Alberta

MLS # A2281501



\$349,900

Division: NONE

Lot Size: 37.36 Acres

Lot Feat: -

By Town: Leslieville

LLD: 29-39-5-W5

Zoning: Ag

Water: Dugout

Sewer: -

Utilities: -

Bigger than your average acreage, this 37 acre parcel along Hwy 598 is zoned Ag with lots of potential for a small hobby farm. There is some perimeter fencing, the owners used electric fence in the past to rotationally graze cattle, and a dugout on the west side. There's also an existing lease road leading to an In Play Energy surface lease that generates \$4200/year but it is slated to be reclaimed through the Orphan Well Program (will likely be a few years before that is completed). A second approach is in place along the west municipal road. Note the taxes have not yet been assessed.