



GRASSROOTS
REALTY GROUP

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

ON Highway 771
Rural Ponoka County, Alberta

MLS # A2283061



\$2,225,000

Division:	NONE
Lot Size:	309.87 Acres
Lot Feat:	Farm, Lake, Near Golf Course, No Neighbours Behind, Pasture, See Re
By Town:	Rimbey
LLD:	15-42-1-W5
Zoning:	CR
Water:	Well
Sewer:	-
Utilities:	-

This property's location, physical characteristics, and development potential present an outstanding opportunity for a comprehensive project designed to support the residential and recreational needs of a growing community. Ideally situated just north of Parkland Beach at the north end of Gull Lake, the land is close to the marina and boat launch, playground, public beach, golf course, and local amenities including Jorgy's store, liquor store, bar and laundromat. Only minutes to the town of Rimbey. The offering consists of 3 SEPARATE LAND TITLES being sold together AS ONE PARCEL totalling 309.87 acres. Historically used as pasture, the property is also suitable for cultivation and agricultural production. It lies within the West Gull Lake Area Struture Plan, is zoned CR, and is considered development ready, subject to county approvals. Ponoka County is known to be supportive and cooperative of subdivisions. The land is currently rented as pasture for cattle. Sells with LINC 0032276230 AND 0024838971.