

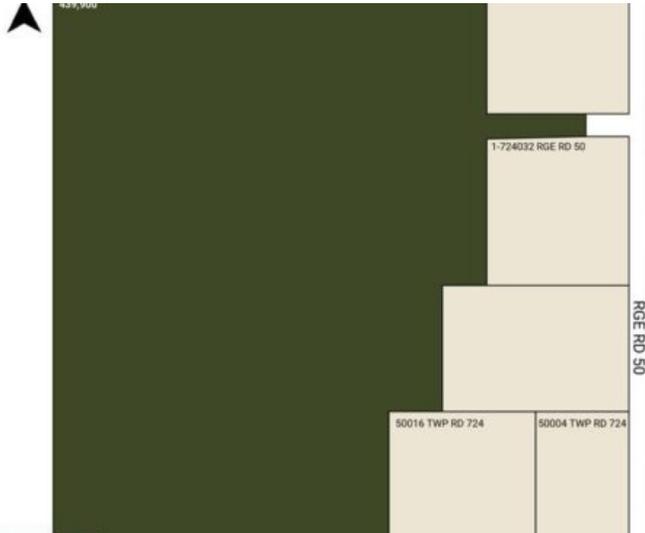


GRASSROOTS
REALTY GROUP

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SE-25-72-5-W6 RGE RD 50
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2291241



\$439,900

Division: NONE

Lot Size: 111.35 Acres

Lot Feat: -

By Town: Grande Prairie

LLD: 25-72-5-W6

Zoning: AG

Water: None

Sewer: -

Utilities: -

Big Land. Smart Math. Simple Logic. Yes, you can buy as farmland... but this parcel works uniquely as an acreage as well. This 111.35 acre parcel, about 15 minutes from Grande Prairie, makes you almost \$12,500 per year in income through surface revenue and leased farmland (or you can make more money by farming the land yourself!) That income can cover the mortgage payments on about \$175,000 at 5% interest over 25 years (\$195,000 if 4% interest). With an asking price of \$439,900, ownership could feel more like making payments on around \$265,000. That is affordable even to acreage buyers looking parcels half the size or smaller! In simple terms, the land you buy will help you pay for it. And here's where the value really stands out: this works out to under \$4,000 per acre (before annual income is considered) —think Costco pricing. Buy in bulk, pay less per unit, and in this case, have someone else tend your land! Add what could be 10 acres or more of trees, and you can choose complete privacy, get more land/space, income, and room to breathe—without giving up proximity to town. Check it out today - this land WILL sell. Call your REALTOR to learn more.