



GRASSROOTS
REALTY GROUP

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NW-7-72-3-W6 RR 40
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2292620



\$750,000

Division: NONE

Lot Size: 154.85 Acres

Lot Feat: -

By Town: Bezanson

LLD: 7-72-3-W6

Zoning: AG

Water: None

Sewer: -

Utilities: -

Rare opportunity to secure 154 acres of AG-zoned land with outstanding frontage along Highway 43, ideally located east of Grande Prairie just before Bezanson at Range Road 40. This highly visible parcel offers strong long-term upside for investors and developers looking to capitalize on future growth in a key corridor with excellent access and exposure. The property includes approximately 130 farmable acres currently leased through 2031, generating \$7,800 annually (\$60/acre), providing holding income while development plans are considered. Opportunities of this scale and location are increasingly hard to find. Call your Commercial Realtor[®] today for more information.