



GRASSROOTS
REALTY GROUP

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TWP 182
Rural Newell, County of, Alberta

MLS # A2293369



\$2,499,000

Division: NONE

Lot Size: 621.78 Acres

Lot Feat: -

By Town: Brooks

LLD: 8-18-14-W4

Zoning: AG

Water: Other

Sewer: -

Utilities: -

Section of grassland with excellent access, good perimeter fencing just off of Lake Newell, conveniently located just south of Brooks , with irrigation approval in place on 74 acres, including Canal access agreement. Buyer to take on cost of the approved water license from the EID as well as Canal turn out cost. No irrigation equipment included. Surface lease revenue total approximately \$ 15,000 per year Low taxes, great location, irrigation upside, make this a great long holding investment, or addition to your current ranching operation.