



GRASSROOTS
REALTY GROUP

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50101 RR 173
Rural Beaver County, Alberta

MLS # A2298607



\$250,000

Division: NONE

Lot Size: 80.00 Acres

Lot Feat: -

By Town: Ryley

LLD: 10-50-17-W4

Zoning: AG

Water: None

Sewer: -

Utilities: -

An incredible opportunity to own 80 acres of agricultural land ideally located beside the Village of Ryley, featuring paved road access and excellent proximity to Highway 14. This expansive parcel offers open pasture, a dugout, and several older outbuildings. Zoned AG, the property is well suited for grazing or hobby farming, and was previously cultivated many years ago. Bordering established industrial lands, this location provides exceptional accessibility and strong long term potential. Utilities to the property include natural gas, power, and telephone services, along with an existing well on site, that is no longer potable. A rare opportunity to invest in a versatile and spacious property with direct access to town amenities and key regional transportation routes.