



GRASSROOTS
REALTY GROUP

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**Township 920, Range Road 223
Rural Northern Lights, County of, Alberta**

MLS # A2304171



\$849,000

Division: NONE

Lot Size: 99.48 Acres

Lot Feat: -

By Town: Manning

LLD: 1-92-23-W5

Zoning: CR

Water: Co-operative

Sewer: -

Utilities: -

Discover this incredible opportunity to own approximately 99.48 acres of stunning riverfront property along the beautiful Notikewin River offering 50 acres of cultivated land and an operating sand/dirt pit. Located just minutes from the town of Manning, this unique property offers the perfect blend of natural beauty, recreation, and development potential. Currently set up as a campground, the property features 12 full service hookup sites and 12 additional un-serviced sites, all with convenient access to the river. Guests and owners alike can enjoy a wide range of outdoor activities including swimming, canoeing, fishing, pick nicking and peaceful walks along scenic trails throughout the property. The site is well equipped with county water, power, and septic holding tank for dumping, making it ready for continued use as a recreational retreat or campground business. Whether you're looking to expand a campground operation, build your dream home overlooking the river, or create a private weekend getaway, this property offers endless possibilities in a truly serene setting. Conveniently located just 1 mile North and 2 miles East of Manning, this is a rare chance to own a large parcel of riverfront land in a highly desirable area. Your riverfront lifestyle starts here.