



GRASSROOTS
REALTY GROUP

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64 Township
Rural Cardston County, Alberta

MLS # A2305031



\$844,000

Division: NONE

Lot Size: 159.21 Acres

Lot Feat: -

By Town: Welling

LLD: 20-6-22-W4

Zoning: AG

Water: None

Sewer: None

Utilities: None

The subject property is located within Cardston County, approximately 7 miles west of Welling, or 18 miles southwest of the City of Lethbridge. Bordered to the North by Township Road 64, the property is located in a rural agricultural region and features a natural landscape. Day-to-day amenities are conveniently available in the nearby Town of Magrath, while a full range of services and commercial offerings can be found in the City of Lethbridge. The cultivated land makes up an estimated 100-acres with the remaining 60-acres or so being pastureland and gentle rolling hills. The property also features a 40' x 50' (2,000 sf) metal frame and metal clad quonset accessible via TWP Road 64. The property presents an attractive opportunity for developing a rural residence or hobby farm. This site is picturesque, offering quiet and secluded space to build a dream home with next to no neighbors, yet a convenient distance from amenities. There is no utility infrastructure on the site.