



GRASSROOTS
REALTY GROUP

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**9660 88 Street
High Level, Alberta**

MLS # A1157627



\$700,000

Division: NONE

Lot Size: 160.00 Acres

Lot Feat: Creek/River/Stream/Pond, Farm, Many Trees, Other

By Town: High Level

LLD: -

Zoning: Farmland, Rural Residenti

Water: -

Sewer: -

Utilities: Electricity, Natural Gas

Your Opportunity to be the Biggest Land Owner in High Level!! The Mihaly Family Farm with rich soil, that once grew Foundation Seed, is now available for another family to carry on it's legacy. The potential of this land is enormous and future options are endless as a farm, rural bed & breakfast, commercial development or for residential housing and what about recreation for anything from ATVs, Snowmobiles to Cross-County Skiing. All this and only one kilometer from downtown High Level. The listing offers 160 acres for sale within the Town of High Level boundaries. The town is located in Northern Alberta on Hwy 35, 2 hrs south of the Northwest Territories border & 8 hrs north of Edmonton, with a population of approximately 3,600 people. Incorporated in 1965, High Level is a young, growing community with a large family demographic and an average age of 28 years old. The economic drivers include oil and gas, forestry, agriculture and the service industries. The land was last used to grow Foundation Seed. Creek and river ravines are 10 to 25 feet in depth, providing a three km ravine view for potential scenic housing lots. It is the last remaining well-drained land of significant size within the Town's boundaries, suitable for various types of development. Municipal water and sewer border the property. Between farming, residential, commercial and industrial development, the ravines and forested areas, the potential for development on this property is endless. Not only is the land within the Town of High Level limits, but there is road access to the property line, a 40' plus deep lift station, fire hydrant, along with a 25' deep ravine winding through the property. There is no evidence of significant ground water and the sloping of the land would require no sub surface drainage. All that is needed is someone to develop this amazing property. For a birds eye view of the property, visit the following link or paste in your browser for the drone footage…;<https://drive.google.com/drive/folders/1DpVRzOdh0Co3eb8bP7oz18sKqNU9ODeZ?usp=sharing>