



GRASSROOTS
REALTY GROUP

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Rng 17 Rd 3
Rural Newell, County of, Alberta

MLS # A2068283



\$7,100,000

Division: NONE

Lot Size: 3019.04 Acres

Lot Feat: -

By Town: Brooks

LLD: 21-18-17-W4

Zoning: AG

Water: Dugout

Sewer: -

Utilities: -

This 3,019.04 acre parcel is located approximately 30km east of Brooks and just north of Bow City in Newell County. The land consists of approximately 592 acres of cultivated land, 1,088 acres of improved land and 1,339.04 acres of grass. The land can be sold as a whole or parceled out into three separate parcels as shown. Parcel one contains 960 acres is a mixture of cultivated land, tame grass and native grass. There are two dugouts in the parcel. Parcel two also contains 960 acres of grass land, improved and native grass. This parcel includes a lake and a dugout. The third parcel contains 1,099.04 acres of grass land including a dam and dugouts. In total the land generates approximately \$93,760/year in surface lease revenue. The Bow river is accessible by foot from Parcel 3. A brochure is available upon request!