



GRASSROOTS
REALTY GROUP

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RR 11,13,14,23,24 71 16 W5
Rural Big Lakes County, Alberta

MLS # A2081416



\$5,000,000

Division:	NONE		
Cur. Use:	Agricultural, Cattle, Farm, Row Crops		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	2840.00 Acres		
Lot Feat:	Farm		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	High Prairie
Basement:	-	LLD:	23-71-16-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Beef, Canola

18 Quarters (2840 acres) For Sale in one continuous Block. 1200+/- acre open and in grass pasture and around 600 +/- acres in Timothy. The Balance of the land in small regrowth aspen and could be easily opened up into grain land. The land is excellent soil and well drained to the north east to the east prairie river and south west into the west prairie river. The land is all fenced and cross fenced with numerous dugouts with the ability to handle large numbers of livestock. This parcel must be sold with 3000 acres of grazing lease that it adjoining the south and east perimeters for \$620,000. Plus you can also add in section 12 71 16 W5 that is listed separately for \$400,000. This would make a 6000 acre ranch in one block!