



GRASSROOTS
REALTY GROUP

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**3500 35 Street
Ponoka, Alberta**

MLS # A2120460



\$12,234,500

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. **Age:** -

Beds: - **Baths:** -

Garage: -

Lot Size: 144.83 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: -

Basement: -

LLD: 32-42-25-W4

Exterior: -

Zoning: UR

Foundation: -

Utilities: -

Features: -

Major Use: Hay

Investors / Developers / Farmland / Entrepreneurs. Here it is!! 137.44 Acres Located on the South-East corner of Ponoka as you are headed East on Highway #53. This parcel of land is now annexed to the town and has a Structural Plan in place to develop as "Country Hill Estates". The plan Boasts Development Potential upwards to 440 Single Family Residences / a designated portion for Commercial /and with town approval, a possibility to develop Multi Residences and Duplexes. The location of this property lends itself to potentially being one of the Nicer Developed Subdivisions in Ponoka. The property has possibilities of Walkouts. The East Side of this property is lined with Mature Pine Trees, which add to value already in place and aesthetics for a Nicely Landscaped Development. The property has the Win Factor; you have a View of the Ponoka Valley; which is only enhanced in the evening with the Night Lights of Ponoka. Ponoka attributes are beautiful countryside, quick access to Hi-way 2, Red Deer, Edmonton, International Airport [plus its own local airport]. Closely located near one of Alberta's Top Rated Golf Courses. " Ponoka is also home to a major Equestrian Event Center " mins from this property . Also, Two Hospitals for employment opportunity. And let us not forget the annual tourist attraction, "The Ponoka Stampede"; the second largest Pro Rodeo and World Professional Chuckwagon Races in Canada!! 137.44 Acres of farmland that is presently in hay [approx. 598 bales off land "seller would be willing to rent back farm land until developed"]Another Bonus to this property is there is another 5.4-acre acreage with an upper end 2 story home with a covered veranda / double front attached garage / and a front paved horseshoe driveway that adds to the Stately Country Charm. The acreage property is

fenced and cross fenced and has a fabric Quonset: Another feature the 5.4 acres neighbors the local golf course. Acreage property priced at \$1,275,000 to be sold separately after Bare Land is sold or a Possibility to purchase all collectively. So here are your Options: buy all the properties so you can live and farm and develop the Bare Land, or buy just the Bare Land and start Developing this Amazing Piece Of Property to the Outstanding Potential It Has!! . On so many levels this has Amazing Opportunities !! So… “Build It And They Will Come" (Water and sewer are at the north west corner of property; Ready for easy development.) Land Use Bylaws & Development Structure Plan is available.