



**GRASSROOTS**  
REALTY GROUP

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5; 21; 84; 35; NW  
Rural Northern Sunrise County, Alberta

MLS # A2144862



**\$274,900**

Division:	NONE		
Cur. Use:	Horses, Hunting, Pasture		
Style:	Cottage/Cabin		
Size:	480 sq.ft.	Age:	-
Beds:	1	Baths:	-
Garage:	-		
Lot Size:	150.00 Acres		
Lot Feat:	Brush, Pasture, See Remarks		

Heating:	-	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Metal	Near Town:	Peace River
Basement:	None	LLD:	35-84-21-W5
Exterior:	Vinyl Siding, Wood Siding	Zoning:	AG
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Major Use: Recreational

150 Acres of heaven with a small cabin in the 3 Creeks/Wesley Creek area with approx. 10 acres over the Peace Valley that breaks to the N/NW side. Zoned AG (LOW COUNTY TAXES!) but perfect for a residence or recreational use with many options for a building site. Only 15 minutes to Peace River, on a school bus route and at a dead-end road (RR 212), so traffic is minimal. Approx. 100 acres of timber with large poplar growth that could be harvested at an estimated value of \$25K+/- . Solid birch stands in the area to the north which would provide a woodlot for excellent firewood. 20 acres of pasture with fencing (3 wire with steel posts) around the edge of the majority of the parcel, so suitable to have some animals. Two small dugouts to provide water for up to half a dozen horses and wildlife. In addition, there is a slough near the NE corner and another within the SW area of the quarter. There are numerous trails and cut lines for hiking, hunting or ATVing. Wild game (deer, moose and elk) are abundant in this area. The soil texture consists of a large amount of sandy silt so you'll never get stuck. 12x40 cabin with 11' camper adjoining (included) with new metal roof, wood stove and wiring for generator. UTILITIES: Water (water co-op is available on the property.) Natural gas (available on the parcel.) Power: (parallels the quarter along the road on the west side.) Note: 10 Acres have been subdivided off. Endless opportunities for this parcel! Contact your Agricultural agent today for more information!