



**GRASSROOTS**  
REALTY GROUP

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38259 Range Road 261 A  
Rural Red Deer County, Alberta

MLS # A2146666



**\$1,550,000**

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Water: Well

Floors: -

Sewer: Holding Tank, Septic Field

Roof: -

Near Town: Red Deer

Basement: -

LLD: 14-38-26-W4

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Equestrian, Hay

You might call this driving into paradise. Almost 85 acres with 50-55 acres in hay that you can cut, bale and store in the 40 x 160 hayshed. Plenty of corrals and shelters for the horses and then a 60 x 160 riding arena. Storage areas on both sides of arena. Also an upstairs common room / banquet room with full kitchen, washroom, tack room and couches to relax on and a wall full of windows to be able to watch the horse or cattle shows going on down below in the arena. A large shop area for keeping the tractors inside and doing maintenance. Could be an amazing place to build the home of your dreams that could be looking over the Red Deer River Valley, or board and train horses.