



GRASSROOTS
REALTY GROUP

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**Limpkin Flats Twp Rd 355
Rural Clearwater County, Alberta**

MLS # A2162513



\$10,000,000

Division:	NONE
Lot Size:	790.54 Acres
Lot Feat:	Creek/River/Stream/Pond, Farm, Many Trees, Meadow, Native Plants, P
By Town:	Caroline
LLD:	26-35-7-W5
Zoning:	A
Water:	-
Sewer:	-
Utilities:	-

Welcome to Limpkin Flats—a once-in-a-generation opportunity to own 800 acres of untouched natural beauty near Caroline, Alberta. Surrounded by crown land, this remarkable property is graced by the Raven River, renowned for its abundant brown trout, flowing right through the heart of the land. It's a haven for fishing enthusiasts and those seeking a serene retreat. At the center of the property is a quaint, basic cabin—a cozy escape for unwinding and reconnecting with nature. Nearby, a private sauna adds a touch of luxury, perfect for relaxing after a day spent exploring or fishing the river. The landscape is incredibly diverse, featuring four lush pastures, natural springs, and mature trees, making it ideal for grazing, hunting, fishing, horseback riding, or simply enjoying as a secluded sanctuary. As Mark Twain once said, "Buy land, they're not making it anymore." Limpkin Flats is more than just a piece of land—it's a legacy waiting to be passed down to the next generation. Located just an hour from Calgary and two hours from Edmonton, this is your chance to embrace the opportunity to create a family heritage where memories are made and cherished for years to come. Own a slice of Alberta's untouched wilderness and enjoy a truly unique lifestyle, surrounded by natural beauty and tranquility.