



GRASSROOTS
REALTY GROUP

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ON Range Road 30A
Rural Ponoka County, Alberta

MLS # A2164626



\$398,000

Division: NONE

Lot Size: 40.88 Acres

Lot Feat: Creek/River/Stream/Pond, Farm

By Town: Bluffton

LLD: 36-43-3-W5

Zoning: AG

Water: -

Sewer: -

Utilities: -

Introducing an incredible opportunity for land and agricultural enthusiasts! Nestled on 40 expansive acres, this remarkable property, bordering the quiet community of Bluffton in Ponoka County, is a diamond in the rough waiting to be unearthed. Boasting a strategic location with easy access to essential amenities, this land parcel offers the perfect blend of seclusion and convenience. In addition to its suitability for agricultural purposes, this property presents a remarkable potential for subdivision into smaller acreages. Developers and investors alike will appreciate the possibilities that lie within, whether it's to create a private retreat or capitalize on the growing demand for acreage properties. Over 20 acres have been meticulously cultivated and seeded to barley for the 2024 season, while the balance is a meandering creek and pasture land. Charm and functionality abound on this remarkable property as you take in the breathtaking views of fields swaying gently in the breeze or listen to gentle noise of the water flowing that carries a sense of serenity and calmness. Seize this rare opportunity to own 40 acres of pure potential in Ponoka County. Whether you're an aspiring farmer, an astute investor, or someone seeking a peaceful country lifestyle, this property will captivate your imagination. Don't miss out on making this canvas your own