



16329 Township Road 714
Rural Big Lakes County, Alberta

MLS # A2164835



\$8,200,000

Division:	NONE	
Cur. Use:	-	
Style:	-	
Size:	0 sq.ft.	Age: -
Beds:	-	Baths: -
Garage:	-	
Lot Size:	3960.00 Acres	
Lot Feat:	Farm	

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	High Prairie
Basement:	-	LLD:	23-71-16-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Beef, Canola

25 Quarters (3960 Deeded acres)with beautiful yard site For Sale south of High Prairie. 2200+/- acre open and in cultivation and grass pasture and around 600 +/- acres in Timothy. The Balance of the land in small regrowth aspen and could be easily opened up into grain land. Home site is on a continuous 7 quarter section with over 1000 open acres of beautiful old lake Bottom black dirt! Yard site features very nice 3 bedroom bungalow with large covered/screened cedar deck, large detached garage , shop, barn and large lean to for equipment storage. The additional land is just a few miles to the east and all in one large block, land is excellent soil and well drained to the north east to the east prairie river and south west into the west prairie river. The land is all fenced and cross fenced with numerous dugouts with the ability to handle large numbers of livestock. This parcel can be sold with additional 3000 acres of grazing lease that it adjoining the south and east perimeters for \$620,000. Plus you can also add in section 12 71 16 W5 that is listed separately for \$400,000. This would make a 7100 acres perfect for a mixed operation!