



on Range Road 62
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2170142



\$299,900

| | | | |
|-----------|-------------|--------|---|
| Division: | NONE | | |
| Cur. Use: | - | | |
| Style: | - | | |
| Size: | 0 sq.ft. | Age: | - |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 12.00 Acres | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|------------|
| Heating: | - | Water: | - |
| Floors: | - | Sewer: | None |
| Roof: | - | Near Town: | Sexsmith |
| Basement: | - | LLD: | 22-74-6-W6 |
| Exterior: | - | Zoning: | AG |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Major Use: Tree Farm

Seize the opportunity to grow this established tree farm into a thriving agricultural business! Currently home to approximately 2,100 Colorado blue spruce trees, ranging from 5 to 15 feet in height, this farm offers a strong foundation with endless possibilities for expansion. With large areas of rich, certified organic soil, there's ample space to plant additional trees or diversify with other high-value crops, allowing you to take this farm to the next level. The nutrient-dense, organic soil has been tested and certified, providing ideal conditions for a wide range of agricultural ventures. With plenty of room to scale up tree production or explore new crops, the farm is well-positioned for significant growth. The current spruce trees, highly valued in the region for privacy and wind protection, have been meticulously planted for low maintenance and easy transplanting, with wide aisles designed for efficient harvesting. In addition to tree sales, the abundant topsoil offers an additional source of income, further enhancing the farm's profitability. With contracts already in place, this turn-key operation is primed to start generating revenue immediately, while providing the potential for exponential growth in the future. Whether you're an experienced farmer looking to expand your operations or an investor seeking a high-potential agricultural opportunity, this tree farm offers everything you need to build a profitable and sustainable business. The groundwork has been laid—now it's your chance to take it to new heights!