



GRASSROOTS
REALTY GROUP

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831073 RGE RD 61
Rural Clear Hills County, Alberta

MLS # A2182812



\$410,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: 5 Baths: 2

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Water: Private

Floors: -

Sewer: -

Roof: -

Near Town: Hines Creek

Basement: -

LLD: 12-83-6-W6

Exterior: -

Zoning: AG-1

Foundation: -

Utilities: -

Features: -

Major Use: Hay

LIVE IN PERFECT HARMONY WITH NATURE.- Beautiful country living, located west of Hines Creek. 161 acre quarter section. Over 2100 sq. ft. 5 bedroom house, surrounded by trees and wildlife with approximately 63 acres cleared and seeded into alfalfa and timothy pasture mix. Produces approximately 80 to 100 bales per year. With the small fields winding in and about the trees it is a perfect hunting property. The land can be rented out, the house rented out and excellent hunting property is left for the hunter. Great for the farm life also as it has 2 dugouts offering plenty of water, mature Saskatoon bushes, raspberries bushes and apple trees. A large greenhouse is attached to the house offering easy access from the house. A newer water system was installed in the fall. Easily able to switch from dugout to potable water. Newer water pump and pressure tank approximately 2 years old. Call now for your own private viewing.