



GRASSROOTS
REALTY GROUP

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**On Township Road 431
Rural Ponoka County, Alberta**

MLS # A2186972



\$899,000

Division: NONE

Lot Size: 161.00 Acres

Lot Feat: -

By Town: Ponoka

LLD: 3-43-23-W4

Zoning: AG

Water: Dugout

Sewer: -

Utilities: -

Here is a chance to own a 161 acres East of Ponoka. This uncut 1/4 has views for miles. With currently \$9,500 per year in oil lease revenue this makes this parcel attractive to invest in. Currently in pasture there are a mix of potential uses for this land. Trees and rolling hills with a view as well as an opportunity to cultivate and crop part of it or just build your dream home are all possibilities for the next owner. Take a look and see for yourself and where your imagination takes you.