



GRASSROOTS
REALTY GROUP

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ON HIGHWAY 816
Rural Red Deer County, Alberta

MLS # A2192080



\$789,000

Division: NONE

Lot Size: 127.66 Acres

Lot Feat: -

By Town: Red Deer

LLD: 22-37-25-W4

Zoning: AG

Water: Well

Sewer: -

Utilities: -

NOW READY FOR IMMEDIATE POSSESSION!! LOOKING TO BUILD or NEEDING GRAZING LAND (ungrazed in 2025)!! Hard to find quarter just 14 minutes east of Red Deer & 8 minutes from Pine Lake! The 127..66 +/- acres of mixed topography on this special quarter offer stunning distant horizon views & high build sites overlooking several large water bodies including a dual island water body shared with the Red Deer Fish & Game Association Habitat Land. Excellent barbed wire cross-fences & perimeter fences surround this pasture quarter currently in tame and native grass with approximately 60 +/- acres being cultivatable. The balance of the acres are knob & kettle type Parkland offering amazing grazing & treed habitat for moose, deer, upland birds, and waterfowl. Upgraded newly paved approach into the property provides easy access off paved highway 816 & extends nearly the full 1/2 mile from the west to the east property lines. New water well (50.0 gallons per minute) & EQUUS power service installed on this parcel making it easy to service for your dream home & yard site build out. Surface lease revenue of \$4500 annual. Land doesn't come much better located and offer the lifestyle, recreation, grazing, and investment opportunity that this one does! Just minutes to the CITY & the LAKE!