



**GRASSROOTS**  
REALTY GROUP

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**ON HIGHWAY 816**  
**Rural Red Deer County, Alberta**

**MLS # A2192080**



**\$799,000**

**Division:** NONE

**Lot Size:** 127.66 Acres

**Lot Feat:** -

**By Town:** Red Deer

**LLD:** 22-37-25-W4

**Zoning:** AG

**Water:** Well

**Sewer:** -

**Utilities:** -

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 treed habitat for moose, deer, upland birds, and waterfowl. Gated lease road 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) & EQUS 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!