



Rge Rd 120
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2194646



\$420,000

Division:	NONE	
Cur. Use:	Other	
Style:	-	
Size:	0 sq.ft.	Age: -
Beds:	-	Baths: -
Garage:	-	
Lot Size:	318.00 Acres	
Lot Feat:	-	

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Hythe
Basement:	-	LLD:	36-74-12-W6
Exterior:	-	Zoning:	Ag
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Recreational

Are you looking for some affordable land to set up your farm or add to your existing acreage? Maybe you are looking for solitude, seclusion, peace and tranquility. Or you are looking for a recreational wonderland at the edge of the Saddle Hills. This property has all that and more. Located northwest of Hythe, Alberta, just at the southern edge of the Saddle Hills the property consisting of 318 acres of mostly virgin timber is in as quiet of an area as you are apt to find. Two quarters that have never been broke, some logging has taken place on the west quarter, but there is lots of timber left for future use and enjoyment. There is about \$4200 of annual surface lease revenue. Enjoy hiking, Cross country skying, snow shoeing, quadding and snowmobiling and Hunters don't need to be told of the potential as the Saddle Hills is legendary for elk, moose, deer, bear and wolves. Give your favorite Realtor a call to find out more about this opportunity.