



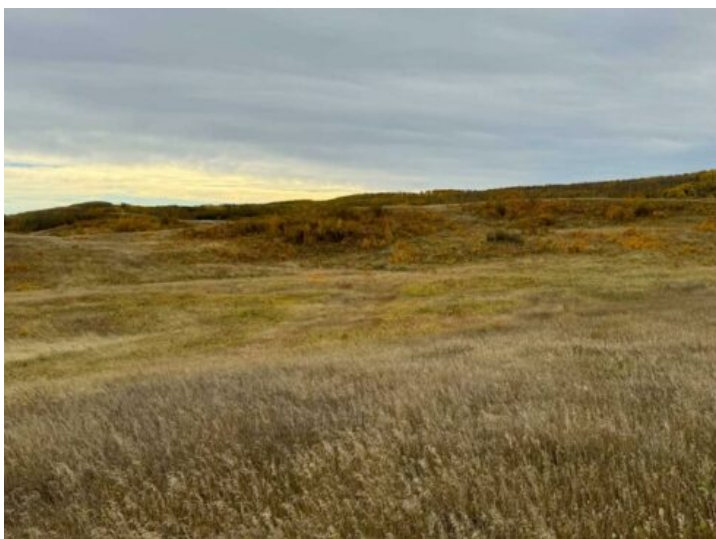
GRASSROOTS
REALTY GROUP

1-833-477-6687

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**On Range Road 260
Rural Red Deer County, Alberta**

MLS # A2198499



\$825,000

Division: NONE

Lot Size: 144.33 Acres

Lot Feat: Native Plants, Pasture, Private, Sloped, Views

By Town: Red Deer

LLD: 30-37-25-W4

Zoning: AG

Water: See Remarks

Sewer: -

Utilities: -

DREAM HOME SITE / RECREATION / PASTURE - Gorgeous rolling hills of grassland less than 10 minutes east of Red Deer!! Incredible views to the east and north. Potential dream home build site is quiet, private, and protected by native trees. Water well drilled March 11/2025 producing 30.0 +/- gallon per minute at 140'. EQUS power service installed.. Wildlife and beautiful wild flowers in abundance. There is one water dugout reservoir toward the east side of the quarter The fully fenced land was not grazed in 2024 presenting an incredible opportunity to get cattle out on the land early and with lots of forage reserve in place as the new spring/summer grass grows in the protective canopy. Stunning place to watch nature, hike, exercise, ride your horse, or off-road vehicles. BONUS - Surface lease revenue of \$4500 annual.