



GRASSROOTS
REALTY GROUP

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Twp Rd 372
Rural Red Deer County, Alberta

MLS # A2199747



\$1,100,000

Division: NONE

Lot Size: 168.80 Acres

Lot Feat: Cleared, Few Trees, Flood Plain, Meadow, No Neighbours Behind, Pasture

By Town: Red Deer

LLD: 9-37-2-W5

Zoning: AG

Water: None

Sewer: None

Utilities: None

NW 10-37-2-W5 – 168.8 acres of Prime Pasture, Hayland & Riverfront Beauty with Development Potential located only 10-15 minutes southwest of Sylvan land just off the Sand Road and TWP 372 listed at only \$1,100,000! A rare and exceptional opportunity awaits with this 168.8 acre parcel of stunning pasture and hayland, featuring a half-mile of Medicine River frontage and stunning natural landscapes. It has one of the highest panoramic view points; just one of several beautiful possible building sites. If you've been searching for the perfect blend of productive land, natural beauty, and endless potential, this is it! Currently, 60 acres are used for hay production, while the remainder is rented out for pasture. The land offers good fences along the north and south borders, while the east fence is serviceable and cross-fencing will need some attention. With power and natural gas to the fence line, and county access improvements is in the works, this is a prime location to build your private dream home, ranch, or weekend retreat. Whether you're looking to: Own a recreation quarter or: ? Expand your cattle operation ? Develop a private oasis along the river ? Convert additional land into cropland ? Escape the city and create your own hobby farm This quarter is bare, is awaiting you and has all the elements to bring your vision to life. Opportunities like this do not come up often! Located in a highly desirable area, this parcel can be yours. If you're in the market for land that truly has it all—beauty, productivity, and potential—this is a must-see.