



GRASSROOTS
REALTY GROUP

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**255 Range Road
Dixonville, Alberta**

MLS # A2200646



\$240,000

Division: NONE

Lot Size: 98.60 Acres

Lot Feat: -

By Town: -

LLD: 6-87-25-W5

Zoning: ag

Water: -

Sewer: -

Utilities: -

This property has 98.6 acres of land west of Dixonville, near the Whitemud River! It is one mile off the pavement and has 40 acres cultivated and approximately 60 acres of some merchantable poplar and spruce mix. Current use of the land is in hay crop but could be put into good productive grain crops. This parcel has surface lease revenue of \$900.00 annually. It is a perfect opportunity to expand your farming operation or to use as a quiet getaway! Good road access also makes it good for recreation, building site or livestock. Power and gas are nearby making it an easy choice for development. Seller is related to listing realtor.