



GRASSROOTS
REALTY GROUP

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**Range road 281 Twp 362
Rural Red Deer County, Alberta**

MLS # A2200704



\$494,900

Division: Rural Red Deer County

Lot Size: 23.67 Acres

Lot Feat: Gentle Sloping, Rectangular Lot, Views

By Town: Penhold

LLD: 14-36-28-W4

Zoning: AG

Water: Private, Well

Sewer: None

Utilities: -

23.67 ACRES , ZONED AG . This a Great location , between Penhold and Innisfail and of course easy access to Red Deer as well . Property has Nice View to the lower lands to the WEST and the Mountains can be seen in the distance on a clear day .Excellent access from HIGHWAY 2A and QEII (see pictures of maps) TWP Road 362 road running east of 2A is paved . Pavement runs very close to QE II ACCESS as well . Also has accessible from TWP road 364 which is closer to Penhold . Property has a DRILLED WELL 2024 (report in supporting documents. Land is in Hay , and owner says only fertilized with cow manure since 2018 . No chemicals . Gravel road runs along East side of property (North to South), with one driveway near the south end . A newly developed driveway and road has been developed along the south boundary (not gravelled) . Red Deer County Bylaws (in supporting documents) states that 2 residences are possible on property . Septic design information is in supporting documents. WELL DRILLERS report shows its 120 ft and 8 GPM. Supporting documents has lots of Documentation. ie: Land drainage etc. Natural gas and Power will need to come from the South .