



SW-2-85-25-W5
Rural Northern Lights, County of, Alberta

MLS # A2203335



\$398,000

Division:	NONE		
Cur. Use:	Vacant		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	320.00 Acres		
Lot Feat:	Wooded		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Grimshaw
Basement:	-	LLD:	34-84-25-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Recreational

Two recreational quarters of fully treed land. Located in an excellent hunting area where elk, moose, and deer abound. The quarters are kitty-corner to each other and both back onto Crown Land, with good gravel road for easy access. The NE quarter on section 34 provides an annual lease revenue. There is a power line situated along the road allowance and a gas line already in place on the NE section. These quarters were logged 25 years ago and now have a beautiful regrowth of bush and trees. This land provides many possibilities such as clearing for cattle or cropping, clearing trails for quadding or sledding or for a beautiful private acreage for your enjoyment. Please note that both these two quarters must be sold together. Don't miss out on this fabulous opportunity.