



**GRASSROOTS**  
REALTY GROUP

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**Twp 790 and RR 233 Township**  
**Rural Smoky River No. 130, M.D. of, Alberta**

**MLS # A2203957**



**\$850,000**

**Division:** NONE

**Lot Size:** 159.00 Acres

**Lot Feat:** Backs on to Park/Green Space, Creek/River/Stream/Pond, Many Trees

**By Town:** Girouxville

**LLD:** 28-78-23-W5

**Zoning:** t0h1s0

**Water:** None

**Sewer:** -

**Utilities:** None

Escape to the serene beauty of nature with this incredible quarter section of land in rural Smokey River county, offering 159 acres of prime, unspoiled land and wilderness. Perfectly suited for outdoor enthusiasts and hunters, this property is located in a secluded area, providing ultimate privacy and tranquility. The land features 120 acres of fertile, arable farmland, ideal for farming or grazing, while the remaining area consists of a picturesque coulee leading down to a creek that connects to the Big Smokey River. This natural landscape creates the perfect habitat for abundant wildlife, making it an ideal location for hunting, wildlife observation, and outdoor adventures. The property is also home to a cozy hunting cabin, providing a rustic yet comfortable retreat for those looking to escape the hustle and bustle of everyday life. Whether you seek a peaceful getaway or a private hunting haven, this land offers everything you could desire—seclusion, natural beauty, and endless recreational possibilities. Experience the best of Alberta's wild outdoors, with easy access to nature and the privacy you've been dreaming of. This property is truly a rare find, offering a perfect blend of farmland and wilderness in one breathtaking location. Don't miss out on this unique opportunity to own a piece of Alberta's rugged beauty.