



**ON Highway 771**  
**Rural Ponoka County, Alberta**

**MLS # A2204466**



**\$2,500,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Cattle, Livestock, Pasture		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	151.65 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	Well
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Rimbey
<b>Basement:</b>	-	<b>LLD:</b>	15-42-1-W5
<b>Exterior:</b>	-	<b>Zoning:</b>	CR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Land Only

Half section of land that is also an excellent opportunity for a comprehensive development that supports the residential and recreational needs of an ever growing population in this area. Located north of Parkland Beach Marina at the north end of Gull Lake. Close to the marina, playground, boat launch, Jorgy's Store & Liquor Store laundromat, public beach and a beautiful golf course! 3 Land Titles being offered as one parcel for sale on this half section of land that borders Gull Lake. So many possibilities!! Land is zoned CR and sits within the West Gull Lake Overview Plan; ready for development. Speak to the County about the number of lots that can be created here - Ponoka County is very good to work with! Land has been used as pasture, could be cultivated and farmed for crops. Sells with LINC 0032276230 and LINC 0024838971. 4.7 acres was subdivided out of the NW quarter and the NE 151.65 acres is an unsubdivided quarter as it touches the edge of the lake. The lake is very shallow at this location.