



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

ON Highway 771
Rural Ponoka County, Alberta

MLS # A2204783



\$2,500,000

Division:	NONE
Lot Size:	309.87 Acres
Lot Feat:	Farm, Lake, Near Golf Course, No Neighbours Behind, Pasture, See Re
By Town:	Rimbey
LLD:	15-42-1-W5
Zoning:	CR
Water:	Well
Sewer:	-
Utilities:	-

The property's location, physical and development attributes, as well as its possible future uses create an excellent opportunity for a comprehensive development that supports the residential and recreational needs of an ever growing population in this area. Located just north of Parkland Beach at the north end of Gull Lake. Close to the Marina & boat launch, playground, Jorgy's Store & Liquor store, laundromat, the public beach and a beautiful golf course. Currently there are 3 separate land titles offered for sale on this half section of land that borders the north end of Gull Lake. The 4.7 acre acreage 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. All three titles total 309.87+/- acres and are being offered as one parcel for sale. The land has always been used as pasture in the past, it could also be cultivated and farmed for crops. So many possibilities!! This property sits within the West Gull Lake Overview Plan and is zoned CR - ready for development if the buyer is looking for this. See documents in Supplements. Talk to the county about the number of lots that can be created here. Ponoka County is very good to work with! Sells with LINC 0032276230 and LINC 0024838971. Tax info to be verified. Land is currently rented as pasture for cattle.