



GRASSROOTS
REALTY GROUP

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RR 282
Rural Red Deer County, Alberta

MLS # A2207605



\$1,340,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	105.10 Acres		
Lot Feat:	Creek/River/Stream/Pond, Flood Plain, Gentle Sloping, Paved		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Red Deer County
Basement:	-	LLD:	11-38-28-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Barley, Canola, Grain, See Remarks

Up for offer is this picturesque 105.7-acre parcel nestled on the banks of the Red Deer River. This land is located only a few minutes west of the city. The location of the Land is very Private with no Through Roads. This land is being currently farmed for cereal crops. Beside the River is an old gravel claim. This land was tested a few years ago for sand and gravel. The sand on this land is of high quality and could be used for many different applications. This would make for a perfect place to build your dream home, overlooking the River, a private beach area, and a great place to launch your riverboat. The land slopes from the top West boundaries down towards the eastern portion which is at the River. to genuinely appreciate this parcel of land it must be viewed