



GRASSROOTS
REALTY GROUP

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

204062 Range Road 175
Rural Newell, County of, Alberta

MLS # A2208458



\$1,699,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,930 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	73.60 Acres		
Lot Feat:	Farm, Few Trees, Low Maintenance Landscape, Pasture, See Remarks, Yard		

Heating:	Forced Air	Water:	Cistern, Well
Floors:	Vinyl	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	30-20-17-W4
Exterior:	Metal Siding , Wood Frame	Zoning:	AG
Foundation:	See Remarks	Utilities:	Natural Gas at Lot Line, Propane
Features:	No Smoking Home		

Inclusions: irrigation equipment "as is"

ALL OFFERS WILL BE CONSIDERED!! INVESTORS & BUSINESS OWNERS! Are you looking for a piece of land with exposure to the TransCanada Highway and possible rail access? This 73.6 acre parcel includes 70 acres of irrigation licenses (Eastern Irrigation District) along with a 1930 sf home and a number of farm buildings. The home has been recently updated. The outbuildings include shelters with automatic waterer. Electrical service includes 220 volt at the house and three phase near the irrigation dugout. The current owner rents a propane tank for gas service although there is a natural gas line running along highway 1. Newell County municipal water service has been applied for.