

**On Range Road 14  
Rural Ponoka County, Alberta**

**MLS # A2216202****\$1,434,000****Division:** NONE**Lot Size:** 159.50 Acres**Lot Feat:** -**By Town:** Bentley**LLD:** 4-42-1-W5**Zoning:** AG**Water:** Well**Sewer:** -**Utilities:** -

Less Than 3km from Gull Lake in Ponoka County, there is no other property around that can compare. This 159.5-+/- acre parcel is fully treed and is the perfect blank canvas to jumpstart your vision. Whether you want to re-zone and subdivide into larger parcels or get creative and thoughtfully build a master planned community comprised of mini acreages. In this beautiful grove, the possibilities are endless. Utilize the stunning natural surroundings that this large plot of land has to offer and design the site use around the existing peaceful and established woodland. This ideal location offers not only the allure of natural splendor but also the convenience of proximity. Moreover, the array of recreational activities beckons, with nearby attractions like Parkland Beach, Summer Village of Parkland Beach, Gull Lake Public Beach, and Gull Lake Golf Course providing endless possibilities for leisure and adventure. The secluded nature of this property invites you to create an idyllic escape that epitomizes harmony with the natural world. Surrounded by the whispers of the wind and the rustling leaves, you'll find inspiration in every corner of this unique landscape. This is a one-of-a-kind opportunity!