

**NW-9-89-21-W5 Deadwood
Rural Northern Lights, County of, Alberta**

MLS # A2274203



\$380,000

Division: NONE

Lot Size: 153.43 Acres

Lot Feat: Creek/River/Stream/Pond, Private, Treed

By Town: Manning

LLD: 9-89-21-W5

Zoning: AG

Water: None

Sewer: -

Utilities: -

Nice private quarter section of Land with good productive soil! Comes with 75 acres Cultivated, It was seeded and harvested this year so add to your farm or rent out the cultivated land and generate income! The remainder of land is treed with a large ravine running through the property with a seasonal creek which makes great habitat for all types of wildlife and birds! There is some merchantable poplar and spruce that could be logged as well as some could be cleared for more cultivated acres! It has county road access on 2 sides, lots of wildlife in the area Elk, Moose, Black Bear and lots of Deer so great place for your new home or hunting cabin! Close to the banks of the Mighty Peace River ! Great Recreational Quarter to set up your Retreat Cabin!