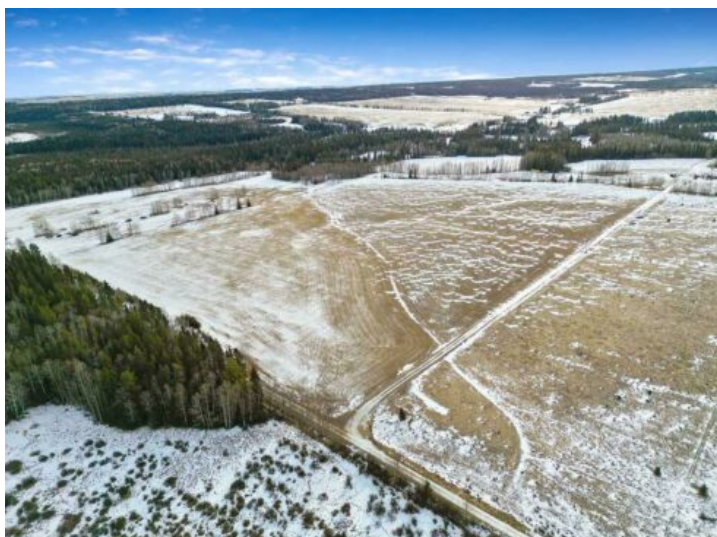


## Range Road 52 Rural Mountain View County, Alberta

MLS # A2280825



# \$825,000

**Division:** NONE

**Lot Size:** 104.72 Acres

**Lot Feat:** -

**By Town:** Cremona

**LLD:** 10-31-5-W5

**Zoning:** AG

**Water:** Well

**Sewer:** -

**Utilities:** -

Rare opportunity to own 104 acres of agricultural or recreational land in Mountain View County. Super secluded—bordering Crown land and the last property on the road, yet just off the pavement—this parcel is bordered by natural creeks and offers privacy and a real connection to nature. Ideal for recreational use, a homestead, a farm or a dream home, it's well suited for hunting, camping, exploring and creating a private retreat with ample space for year-round outdoor activities. The size and setting also offer potential to build a dream home and operate a home-based business. Agricultural zoning provides advantages over Country Residential zoning, including greater flexibility for business and significant property tax breaks. An old house with a connected shop sits in the southeast corner and could be salvaged but is in rough condition; power and two water wells are in place at the existing home site, and there are several other suitable sites for a house, cabin, shop or barn. Properties of this scale and location are seldom available—please book a private tour at your convenience.