



On Range Road 33  
Rural Red Deer County, Alberta

MLS # A2281613



**\$700,000**

Division:	NONE		
Cur. Use:	Cattle, Livestock, Pasture		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	160.00 Acres		
Lot Feat:	Brush, Gentle Sloping, Meadow, Pasture, Wetlands		

Heating:

-

Water:

-

Floors:

-

Sewer:

-

Roof:

-

Near Town:

Eckville

Basement:

-

LLD:

15-38-3-W5

Exterior:

-

Zoning:

AG

Foundation:

-

Utilities:

-

Features:

-

Major Use: Calf, Cow

FOR SALE BY PHASED TENDER. This is an opportunity to acquire 160 acres of versatile pastureland. This property features open native meadows and native trees, providing excellent grazing and visual appeal. There are three surface lease sites located in legal subdivisions 12, 13, and 15 plus an access road from Rge Rd 33. The well site in subdivision 12 has been reclaimed and the well site in subdivision 13 is in the process of being reclaimed. There is a spill area from a pipeline failure on subdivisions 12 and 13. Current surface leases revenue is \$13,450 per year. NOTE THAT THE LIST PRICE IS THE OPENING TENDER.