

**TWP 512A RR 31**  
**Rural Leduc County, Alberta**

**MLS # A2202125**



**\$799,000**

**Division:** NONE

**Lot Size:** 158.00 Acres

**Lot Feat:** Private, Treed

**By Town:** Warburg

**LLD:** 14-51-3-W5

**Zoning:** Rural Land/ Vacant Lot

**Water:** Dugout, See Remarks

**Sewer:** -

**Utilities:** -

158 Acres Zoned (NSRV) North Saskatchewan River Valley. Fully Developed 30'x46' insulated shop powered by a generator for lights and propane for heat. Open Faced Shelters on either side of the shop. It is Estimated that an inventory of 220,000+/- tons of gravel is under ground. Some farmland as well. Alta Link Revenue of \$3000+/- per year. Located at Range Road 31 and Twp Road 512A.