

**NE 17 72 6 M6**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2210838**



## \$989,000

<b>Division:</b>	NONE
<b>Lot Size:</b>	161.00 Acres
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Farm, Few Trees, Waterfront, Wooded
<b>By Town:</b>	Grande Prairie
<b>LLD:</b>	17-72-6-W6
<b>Zoning:</b>	AGRSA
<b>Water:</b>	None
<b>Sewer:</b>	-
<b>Utilities:</b>	-

For more information, please click Brochure button. Great investment opportunity 10 minutes away from Grande Prairie and minutes away from the Sportsplex. Beautiful quarter of land in the City of Grande Prairie with so many options! It is zoned Agricultural, however current city planning means re-zoning would be possible. 120 of the 161 acres of farmable land is currently rented out, with the option to potentially renegotiate. In the past a subdivision was approved subject to adding an potential approach. It has a flowing creek running along the edge and historic barn. Land is deemed "uncontrolled" as per provincial regulations & can have potentially foreign ownership!