

**NW-31-72-10-W6 .**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2250644**



**\$345,000**

**Division:** NONE

**Lot Size:** 110.00 Acres

**Lot Feat:** -

**By Town:** Beaverlodge

**LLD:** 31-72-10-W6

**Zoning:** AG

**Water:** None

**Sewer:** -

**Utilities:** -

A fantastic opportunity to own a recreational or development property just 1 km off pavement and Highway 43. The Eastern portion of the land borders the Beaverlodge river, offering scenic views and a serene natural setting. This parcel contains 112.98+/- acres and is zoned agriculture. There is currently one subdivision out of this quarter, with potential for further development. Lots of trees and natural bush provide opportunities to enjoy the wildlife or create a recreational area. A riser is located on-site, generating an annual revenue of \$1,250.00. Call a Realtor for more information.