

**SE-22-74-12-W6 .**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2200274**



**\$425,000**

**Division:** NONE

**Lot Size:** 159.00 Acres

**Lot Feat:** -

**By Town:** Hythe

**LLD:** 22-74-12-W6

**Zoning:** AG

**Water:** Spring, Well

**Sewer:** -

**Utilities:** -

A full quarter with approximately 100 acres cultivated, 45 acres bush and about 8-10 acres of peat moss. There are about 5 small springs, a dugout and a drilled water well (90 feet deep). The water well has power from the wellsite across the road and a shallow well pump is used to access water. A drain trench runs along the East side. The land is seeded to a mix pasture blend. Bison fence is on the West side and part of the North side. There is also a Bison fence separating the quarter along the East side of bush. The South side, the East side and part of the North side is Elk fence. If you want privacy this property is well protected. The property to the East, Northwest and Southeast is Green zone. The main entrance has a locked gate. Wonderful pasture quarter or a great retreat. Book a showing today.