

\$455,000 - Ne-35-41-10-w4, Rural Flagstaff County

MLS® #E4447499

\$455,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 160.52 Acres

None, Rural Flagstaff County, Alberta

One of two excellent pasture quarters for sale, the NE-35-41-10-W4 is nestled into the scenic Battle River Valley south of Hardisty, Alberta. This is a natural hard grass quarter that has a nice balance of trees and grass that has been grazed for beef production in rotation with the NW-36-41-10-W4. This well-managed grass quarter will fit any cattle program and would be preferred to be sold as a package with the adjacent quarter, but can be sold separate. Excellent access to limitless water, hunting and locations to build a scenic country home! Note: Flagstaff County has approximately 8000 tons of pit run piled on the property @ \$5.00/ton. Final value is determined and paid upon crushing and weighing. This will go with the property as a benefit to the Buyer. More potential gravel is possible with test hole diggings. Seller wishes to leave his aeration grain bins on the land and make an access agreement with the buyer for the bins, water for spraying and the reject sand on the property. (id:6289)

Essential Information

Listing #	E4447499
Price	\$455,000
Bathrooms	0.00
Acres	160.52
Type	Vacant Land

Community Information



Address	Ne-35-41-10-w4
Subdivision	None
City	Rural Flagstaff County
Province	Alberta
Postal Code	T0B1V0

Amenities

Features	Hillside, Private setting, Rolling, Recreational
View	Lake view

Listing Details

Listing Office	RE/MAX River City
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