



0 322 Ave E Rural Foothills County Alberta

\$12,500,000

Excellent block of land, almost 550 acres, in one block, located northeast of the city of Okotoks in Foothills County. The land is currently all grass and has been grazed. There is approximately 395 +/- acres which are relatively flat although slight rolling. The balance is steeper transition ground between benches as well as low-lying/bush. This property is ideally situated close to Okotoks with breath-taking views of the Highwood River which borders the land on two sides giving it a total of approximately 4.4km of river frontage, yet it is very private, and all the land is together forming a nice block. The land is any developers dream, with a very valuable 64.7-acre water license that has a priority number dating back to 1963, a newly approved overpass to be built at the access of the land, as well as the regional water system which will be available and operational in 2024. There are large aggregate deposits on the land which offers a very large added benefit of having material already onsite and available. Development options would most likely be rural residential acreage parcels as they are in high demand and valuable in the area. A split between smaller lower priced parcels (for quicker sale to recover initial cost) as well as larger, more expensive acreage parcels with better river views/access to capitalize on the investment. There is also great opportunity for very picturesque common areas. (id:6769)

Listing Presented By:



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