



## 0 543 Rural Foothills County Alberta

\$3,400,000

Where do you find 308.43 +- acres so close to High River and Okotoks? Beautiful rolling and beautiful topographic land for sale just west of High River and just south of Okotoks. Loved and managed land. Natural grasses, pasture, wild flowers and views.. this truly is something else this property !! Not only is it located perfectly, it also includes GRAVEL!! Both quarters offer something great to make this 308.43 acres of an exclusive piece of Alberta ground. Good well on the east quarter, and a creek that will run most of the year . A seasonal creek runs on the west quarter . When Geo was drilling and gravel testing he found subsurface water in the flat area by corrals . Very confident there will be water on the west quarter as well. Both quarters have proven aggregate by an Assessment prepared a year ago which is available to serious buyers . Each quarter offers a different location and classifications of the gravel deposits. In the document attachments your agent will share with you a couple of maps that will give you an idea on locations. If you decide to harvest the gravel or if you decide to reside, either way this land is absolutely amazing. AND ... is so close to town but yet gives you the seclusion and the opportunities that could be yours. Check it out !! See the Arial video which will assist in a " birds eye " view of the 1/2 section. Lots of grass, nothing has been on the land for a while now.. (id:6769)

Listing Presented By:



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