



# 11310 TWP RD 553 Rural Yellowhead AB

\$359,900

This 1/4 section (157.43 acres) is beautifully situated with views of both Chip Lake and Beta Lake. Fully fenced with a drilled well, power (\$50/month REA fee), a natural spring, and a small pond. Approximately 40 acres are currently hayed, with the balance of the property being treed or cleared. \$300/year in annual surface lease revenue. Taxes are \$52.15/year. Any GST applicable, is the responsibility of the Buyer. There are many options - potential for subdivision, build a home, or leave as-is and enjoy the beautiful area and everything it has to offer!

Listing Presented By:



Originally Listed by:

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