



42207 Range Road 423 Rural Ponoka County AB \$1,950,000

- SW & Pt. NW 3-42-24 W4M - 7 miles east, 5.5 miles south of Ponoka - 240 acres total; approx. 150 acres cultivated; approx. 90 acres pasture/trees - area of 15+ treed acres that could be cleared for additional cultivated acres - Land is primarily CLI Soil Class 2, with a small corner of Class 3 - Three surface leases are up to date and currently generate annual revenue of \$7,766 - 2023 Property Taxes: \$261.40

Listing Presented By:



Originally Listed by:
FNC-Serecon Inc

jimrobinson@shaw.ca



RE/MAX Real Estate

129 Mountain Ash Drive,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net