



RR 231 Twp Rd 602 Rural Thorhild County AB

\$205,000

Amazing property for HUNTING, your weekend getaway or build your dream home. 79.5 acres of hay and bush land in Thorhild County, about 50 min north of Edmonton boundaries with a cabin and storage shed. Cabin hasn't been used in many years and needs lots of cleanup but is in surprisingly good structural condition. About 50 acres has been in hay since 2008. Was previously grain land. It was aerated last fall and fertilized this spring. The 30 remaining acres is mature bush (some of it was logged about 5 or 6 years ago and is growing back nicely. Nice building sites with power along the north side and part of the west side. Mostly high rolling land with very little low land. Lots of moose and deer in the area. County bylaws should allow this land to be subdivided once more. Long term renter would be willing to keep renting the land. Build your hobby farm here or use it for recreation and rent out the land and make a few dollars.

Listing Presented By:



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