



## SE 6-64-22- W4 Rural Athabasca County AB

\$340,000

Located on a quarter section of pristine farmland, this property offers an exceptional opportunity for agricultural enthusiasts and investors alike. Situated adjacent to three quarters of crown land for hiking, camping or hunting on. The property provides a unique blend of natural land access, beauty and functionality. Income generating prestigious farmland with fertile lush soil, strategic location offering the ultimate privacy nestled down a tranquil dead-end road, making it the perfect retreat for those seeking solace amidst nature's embrace.

Listing Presented By:



Originally Listed by:  
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