



## SW 32 50 26 W4 Devon River Valley Rural Leduc County AB

\$1,400,000

Located on the North Saskatchewan River, this prime riverfront land is a rare opportunity just minutes from Devon. Exceptional investment or development potential of 136.62 acres presently used as Agriculture. Expand your portfolio and seize the chance to have your own direct exclusive river access where the open farmland stretches along the water's edge and it's stunning natural beauty. Landscape begins to rise from river valley with roadway thru natural ravine a mixed mature forested hill where visiting wildlife find tranquility. At top of the parcel panoramic elevated river views are so picturesque. Upper level land is producing income from oil/gas revenue and cropped arable land, this corner location allows easy road access for farming operations. Potential growth of agriculture ventures, home, business, recreation where as this versatile property is spacious enough for your own vision. Create your place on the historical North Saskatchewan river, keep it to yourself or share it with others.

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

slaurin@royalpage.ca



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

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