



## SW 4-49-8 W5M Rural Brazeau County AB

\$329,700

Embrace the best of rural living on this secluded 160-acre property. Enjoy excellent cell service throughout the property, so you can stay connected while savouring the serenity of nature. This expansive parcel offers a mix of approximately 50 acres of cleared land and 110 acres of lush forest. The central clearing, surrounded by trees, provides a private setting ideal for building, camping, or recreational activities. Bordering Crown Land on the west and south, this property is a natural haven for wildlife and perfect for hunters or those seeking an outdoor getaway. Adding to its appeal, the property generates \$8,300 annually in surface lease revenue, making it a valuable investment opportunity. Whether you envision a hunting retreat, or simply a peaceful escape, this property offers both convenience and seclusion. Ideal location to enjoy the country!

Listing Presented By:



Originally Listed by:  
RE/MAX River City

sarahl@remax.net  
<http://www.sarahleib.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215