



## SW15 56 7 W4th County of St Paul Rural St. Paul County AB

\$310,000

Attention Outdoor Enthusiasts - Here is a rare opportunity to own 140.4 acres of recreational land with riverfront access in the County of St. Paul. Approximately 40 acres is cultivated and currently in hay and the balance is trails, creeks, springs and rolling river hills. This is a wildlife corridor so if hunting, bird watching etc. is your thing then this is the property for you. Not just a recreational property - there are numerous spots to build a cabin/home on as the natural gas is close and the power runs along the southern property line. With natural springs - water is always available. Come hunt, sled, quad and relax in privacy. Only 2 hours east of Edmonton and a short 12km to the closest town, Elk Point. Fenced on 3 sides. Taxes for 2024 \$102.62.

Listing Presented By:



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