



## SW6-59-14 W4M LEGAL LAND LOCATION Rural Smoky Lake County AB

\$279,975

This 156.24 Net Acres is the northerly title that is one of 3 titles for sale that make up ~400 acres of contiguous ranch land on 3 titles. It is split north-south by a road plan that is Range Road 150, and it lies on the north side of partly undeveloped Township Road 590 - which is the correction line. On the west side, there is a decent barbed wire fence and about 120 acres of partly regrown bush and partly open pasture, with nice draws and terrain great for cattle or elk. On the east side, you travel uphill off of Rge Rd 150, through a bush trail to about 30 acres of open land that is old, improved cultivated land that could stand to be reworked into an annually seeded crop, put back into hay, or seeded to pasture - but would need fencing and a water source. Nice block of land that could possibly be subdivided given the natural road split. This quarter would make a great stand-alone purchase or can be bought as part of a larger block as noted.

Listing Presented By:



Originally Listed by:  
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