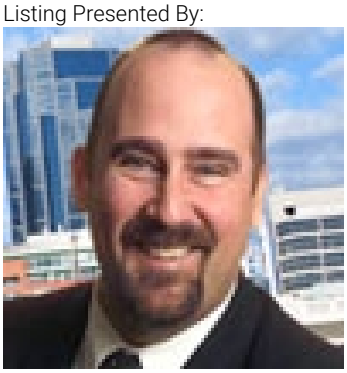


0 48 Street Rural Foothills County Alberta

$624,500

Incredible opportunity!! Rarely does this chance arise to acquire 23.26 acres of agriculturally zoned bare land in such close proximity to High River. Located immediately west of town on paved 48 Street East, this exceptional parcel is just 3 kilometers from the intersection of Highway 543 and 498 Avenue E, offering quick access while maintaining the privacy and open space of rural Foothills County living. The property features direct approach access from 48 Street East, with convenient north access to Highway 543 and south access to Coal Trail, providing excellent connectivity to surrounding communities and regional routes. Enjoy expansive west-facing mountain views, complemented by SW and NW exposure across the beautiful open Foothills landscape. The majority of the fencing is already in place, and the land is currently productive cultivated hay land operated on a cash-rent basis. A newly drilled 225-foot water well, producing approximately 3 gallons per minute, is already in place, with a Q20 well test completed. Acreages offering over 21 acres are becoming scarce in Foothills County, especially with close proximity to High River. Based on County land-use regulations, a parcel of this size may permit up to six accessory buildings, subject to County approval and verification, along with a range of permitted and discretionary uses. So many options...build a private country residence, establish a hobby farm, or secure ideally located land near town for future development, this property offers a rare combination of acreage, accessibility, mountain views, agricultural potential all within minutes of High River. (id:6769)

Listing Presented By:



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MaxWell Canyon Creek

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