



# 0 NE CRNR HWY 552 & HWY 799 Rural Foothills County Alberta

\$998,900

Great Investment holding property, or build your dream home while you harvest and graze! Just 26min South Calgary Health Campus, 15min from Okotoks Overpass QE2 and 22 min from D'Arcy Crossing. This Land Zoned as Agricultural, could be subdivided with County Approval. Currently an estimated 65 acres on the southern part of the land is cultivated. Previously seeded with green feed, currently seeded with canola. An estimated 95acres on the North end of parcel is pasture land that has a holding pen for loading livestock. A runoff fed dugout on the NE corner that provides water; with an additional solar panel, float and pump your dugout will be complete! Lots of neighbouring water, seller has never had this dugout dry. Winter months the dugout created a space to enjoy a few hockey games! Small fenced area east of pasture by dugout was used for rotation. Approach from the Range Road into parcel. Best of all worlds on this one.. plant your crop, graze your livestock and build your dream home! (id:6769)

Listing Presented By:



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<https://jodihanrahan.alberta.cirrealty.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca