



Property lines are approximate and shown for illustrative purposes only.

## 20 65530 RR160 Rural Lac La Biche County AB

\$150,000

Auction Alert: If you're on the lookout for residential farmland that's ready to start producing, look no further than these 2 parcels totaling 155+/- title acres between Lac La Biche & Boyle, AB. Parcel #1 is a home to a residence built in 1975 that comes in at 2,400+/- square feet and provides a warm touch of cedar decor. This 1 1/2 -story home features three bedrooms and three bathrooms. The #2 parcel is 140+/- acres of cropland capable of producing 300+/- green feed bales and includes an extra-large dugout with an electric pump connected to a cattle trough. Located just off the paved highway, this area of Lakeland Country features great fishing, beaches, and year-round recreation amid mature spruce trees providing ample shade and wind protection. Properties are for purchase by online Auction on Nov 5/24; bidding is open. Buyers must pre-register to bid. Bidders must read and accept Auctions Terms and Conditions at [www.RBauction.com/RealEstate](http://www.RBauction.com/RealEstate). The Listing Price is starting bid.

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