



## 52421 RGE ROAD 72 Rural Parkland County AB

\$444,000

Discover your own Paradise with this Expansive 160-acre Property!! Featuring approximately 35 acres of hay crop and the remainder filled with mature Spruce, Poplar, and Aspen! This land is not only beautiful but also a Haven for Wildlife, making it ideal for HUNTERS or OUTDOORSMAN! A drainage creek goes through the property, creating excellent drainage through Spring run off and rainy seasons. The property already has a drilled well and two approved approaches; one features a gated 800 m driveway leading to a designated camping area, perfect for weekend getaways or a building site for your Dream Home. The South and East fence lines were mulched 2 yrs ago, the property is partially fenced on the perimeter. This rare find of a property also has an abundance of Wild Blueberries, Cranberries, and Strawberries throughout the property, enhancing its appeal! Whether you're seeking a recreational retreat or a potential homestead, this property offers endless possibilities. Don't miss out on this opportunity!

Listing Presented By:



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