



42207 Range Road 423 Rural Ponoka County AB

\$1,950,000

- SW & Pt. NW 3-42-24 W4M - 7 miles east, 5.5 miles south of Ponoka - 240 acres total; approx. 150 acres cultivated; approx. 90 acres pasture/trees - area of 15+ treed acres that could be cleared for additional cultivated acres - Land is primarily CLI Soil Class 2, with a small corner of Class 3 - Three surface leases are up to date and currently generate annual revenue of \$7,766 - 2023 Property Taxes: \$261.40

Listing Presented By:



Originally Listed by:
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