



## RR32 & Twp Rd 470 Rural Wetaskiwin County AB

\$1,275,000

Explore the vast potential of this 317-acre property, fully fenced and primed for agricultural or ranching ambitions. With easy access between the two quarters, this property is well-suited for efficient livestock management or diverse farming operations. The land boasts established pasture, offering excellent grazing for cattle or other livestock, making it an ideal setup for a growing or established ranch. In addition to its farming advantages, the property generates steady oil revenue, adding significant passive income and increasing its value as a long-term investment. This income-producing acreage combines the beauty of rural living with financial benefits, providing flexibility for future development or expansion. With ample open space, rolling fields, and a fenced perimeter, this property promises both security and boundless potential. Perfect for those ready to expand their agricultural reach or invest in a valuable piece of Alberta's countryside. Don't miss this rare opportunity!

Listing Presented By:



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Royal LePage Parkland Agencies

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