



## Rural Athabasca County Alberta

\$235,000

77 acres just west of Baptiste Lake backing on to 1000's of acres of crown land! A great location for your dream home, recreational use, unbelievable hunting or to expand your farming operation. The perfect parcel with a mix of pasture and timber, rolling topography, partially fenced with the ability to make some passive income from cattle grazing. Great location to use for a recreational get-a-way with it being just a short drive to the Baptiste Lake public boat launch, endless miles of ATV and snowmobile trails nearby and only a 15 minute drive to town. Don't miss out, properties like this are hard to come by. Gas and power are across the road. GST applies. (id:6769)

Listing Presented By:



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<https://www.advanced1.ca/>

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