



## Rural Parkland County Alberta

\$345,000

Discover the incredible potential of this 92.66-acre agricultural property in Parkland County, just 2 minutes from Wabamun Lake Provincial Park. Featuring stunning rolling terrain, a mix of open pasture with some fencing, mature trees, low-lying wetlands, and a winding creek, this land offers a picturesque setting for a hobby farm, weekend retreat, or recreational getaway. Enjoy endless opportunities for quadding, snowmobiling, or simply exploring nature right on your own property. There is a drilled well and lots of grass for horses or some cattle. The property contains a substantial amount of debris and discarded materials, including heavily filled sheds, derelict mobile homes, broken-down campers. This is a property for a highly motivated buyer with vision, ambition, and a willingness to undertake significant cleanup in exchange for an exceptional piece of land with tremendous long-term potential. Note: GST may be applicable. (id:6769)

Listing Presented By:



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