

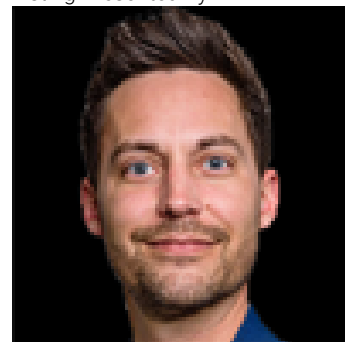


## Range Rd 213 & SH 644 Rural Sturgeon County AB

\$409,900

Location, Investment, Income and Building potential make this property unique from the rest. This 75.34 Acre property is ideally situated with Highway 644 access right to the property line. It is less than 2Km to the town of Redwater limits (was designated Urban Fringe previously). The property is zoned agricultural and is a beautiful mix of crop and trees plus the Redwater River winds through the south west edge of the property. Services are nearby. Not only is it just outside the town limits, it is also minutes to the Industrial Heartland, close to Gibbons, Edmonton, Fort Saskatchewan and on the way to Fort MacMurray. This amazing investment opportunity offers substantial OIL & CROP REVENUE (approximately \$18,000/year!) with potential increases every 5 years. You can earn revenue while you build your dream home!

Listing Presented By:



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