



**6071 TWP Rd 800 Spirit River Alberta**

**\$325,000**

**NE 35-79-6-W6**



RECREATIONAL Quarter or Hunter's paradise - This is a beautiful Quarter section of land (160 acres) that is bordering a creek bank North of Spirit River. It also borders on the South and West side by Dunvegan west wild lands. There is currently 60 acres that is open (could easily be seeded to grass), 30 acres bush and an additional 70 acres grassland that is sloping to creek. Excellent recreation land or land for grazing cattle or horses (would need to be fenced). There are elk and deer so is a hunter's paradise and building a cabin would be ideal. Many uses possible here - set up a hobby farm or just have a peaceful retreat on the weekend - this might be the serenity you are looking for. There also may be a farmer in the area that would farm the open area if that was desired. Go take a look but please do not go onto the land. (id:6769)

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