

# \$800,000 - Ne 22-40-3-w4, Rural Provost No. 52, M.D. of

MLS® #A2183149

**\$800,000**

0 Bedroom, 0.00 Bathroom,  
Land on 160.00 Acres

NONE, Rural Provost No. 52, M.D. of, Alberta

Scenic Valley Property with 2 Water Dugouts and potential to develop into a nice Residential Qtr or perhaps a Hunting Getaway Lodge? This Land can make Dreams happen! Fill ponds with fish, hunt wild game & fowl; Binoculars & an ATV could come-in handy! Or Maybe you prefer to raise livestock and have extra land to produce hay? Full 160 acre fenced Quarter of land with tame grass on approx. 110 acres that was once cultivated. Natural ravine runs through the Qtr which makes it quite beautiful, and offers good drainage to keep your future pens & fields dry. Plenty of stockpiled grass as it was not grazed in 2024 year. Ready to use in 2025. Direct Northside access on well maintained gravel road and located only 10 miles NW of Provost, AB. Donâ€™t hesitate, "let the horses run" life's way too short!!



## Essential Information

MLS® #	A2183149
Price	\$800,000
Bathrooms	0.00
Acres	160.00
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	Ne 22-40-3-w4
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Subdivision	NONE
City	Rural Provost No. 52, M.D. of
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B 3S0

### **Additional Information**

Date Listed	December 12th, 2024
Days on Market	126
Zoning	Farmland

### **Listing Details**

Listing Office	Real Estate Centre - Vermilion
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