

# \$749,000 - Ne 22-40-3-w4, Rural Provost No. 52, M.D. of

MLS® #A2183149

**\$749,000**

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     | \$749,000       |
| Bathrooms | 0.00            |
| Acres     | 160.00          |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|         |               |
|---------|---------------|
| Address | Ne 22-40-3-w4 |
|---------|---------------|

|             |                               |
|-------------|-------------------------------|
| 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 | 239                 |
| Zoning         | Farmland            |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Vermilion |
|----------------|--------------------------------|

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