



THE
A-TEAM

**RE/MAX
FIRST**

NE 16 24 24 w4 RANGE ROAD 243 , Rural Wheatland County T1P2C5

MLS®#: **A2081287** Area: **NONE** Listing Date: **09/16/23** List Price: **\$790,000**
 Status: **Active** County: **Wheatland County** Change: **-\$35k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Rural Wheatland County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **5,227,200 sqft**
 Lot Shape:
 Access: **Accessible to Major Traffic Route,Paved Road**
 Lot Feat:
 Park Feat:

Finished Floor Area

Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

444
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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Title: **Fee Simple**
Zoning: **1**
Legal Desc:

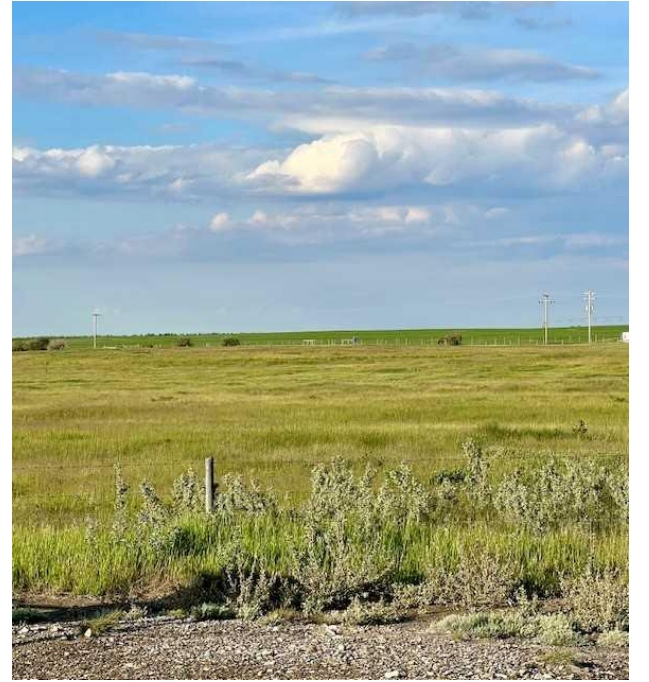
Remarks

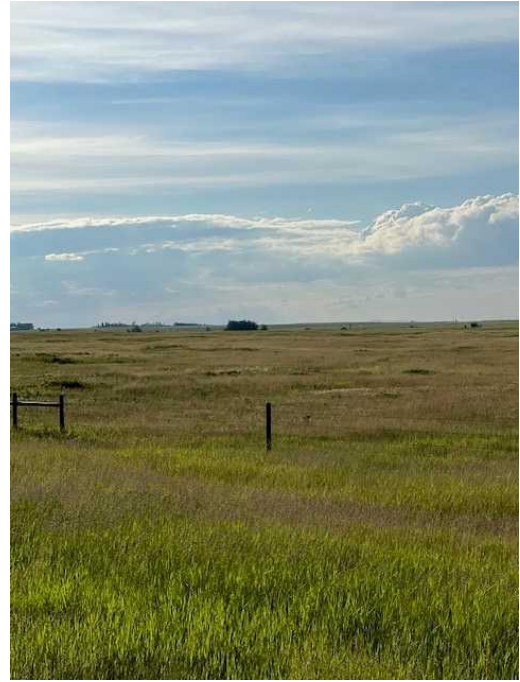
Pub Rmks: **120 ACRES of native grassland. Great piece of property to build your future dream home and is located in close proximity to the Town of Strathmore with all its amenities. Power and Gas to property line. Annual Surface lease revenue \$8200. Travel East of Strathmore on Trans Canada Hwy 6kms and 1km North, all on pavement. Currently Zoned Agricultural . Abandonment of gas line shown in the last photo and Lynx Energy document available for further details . Wheatland County Office is nearby and property is located on a School Bus route to Strathmore.**

Inclusions: **NA**
Property Listed By: **CIR REALTY**

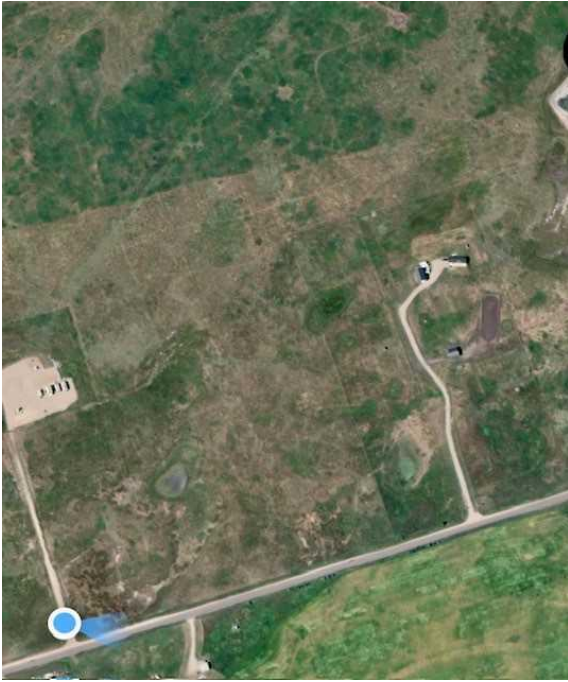
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













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SUBDIVISION SKETCH



WHEATLAND COUNTY

Owners/Applicant: Krista Shultz
Legal Description: NE-16-24-24-W4M
File #: S02016-26
Division #: 2
Title Area: +/- 04.7 ha (100 ac)
Parcels Being Created: 1 new parcel +/- 16.19 ha (40 ac) in size

Note: Dimensions and areas are approximate and based on information submitted by the Applicant. Dimensions need to be verified by an A/S. All dimensions are in meters, unless otherwise stated.

Hwy. 1, R.R.1 Strathmore, Alberta T1P 1J6 Tel: (403) 934-9321 Fax: (403) 934-4889
www.wheatlandcounty.ca