

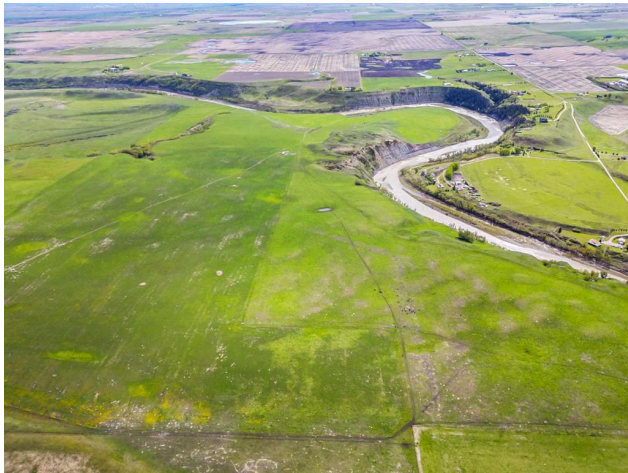


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**320 Avenue, Rural Foothills County T1S 4S2**

MLS®#: **A2143307**      Area: **NONE**      Listing Date: **07/25/24**      List Price: **\$13,000,000**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Commercial Land**  
 City/Town: **Rural Foothills County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **23,924,023 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

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

DOM

**53**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:      Zoning:  
**Fee Simple**      **A**  
 Legal Desc:

Remarks

Pub Rmks:      **Stunning and breathtaking picturesque price of Alberta land for sale. 549.22 Acres of Agricultural Land located on the Magnificent Highwood River near the Saskatoon Farm. Surround by incredible views and natural landscape located close to Okotoks. Once in lifetime opportunity to create an exciting development**

**offering private biking, hiking, riding trails, fishing with 4+ Km of river bank. 5 separate titles. NW 5,21,28,4 = 158.79 +/- acres. NE 5,21,28,4 158.25 +/- acres. SW 5,21,28,4 = 93 +/- acres. SW 9,21,28,4 = 86.87 +/- acres. Plan 2110102 Block 1, Lot 1 = 52.31 +/- acres. All located in one block. Water License included with 64.7 Acre Feet.**

Inclusions:

**none**

Property Listed By:

**Royal LePage Solutions**

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