



THE A-TEAM

RE/MAX FIRST

543 , Rural Foothills County T1V 1M6

MLS@#: A2162611 Area: NONE Listing Date: 09/03/24 List Price: \$1,434,000
Status: Active County: Foothills County Change: -\$156k, 25-Jan Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Rural Foothills
City/Town: County

Year Built: 0
Lot Information
Lot Sz Ar: 6,849,374 sqft
Lot Shape:

Access: Paved Road
Lot Feat: Cleared,Gentle Sloping,Native Plants,Pasture,Rolling Slope,Views
Park Feat:

DOM

151
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: Well
Fnd/Bsmt:

Kitchen Appl:
Int Feat:
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-headers for Legal/Tax/Financial.

Title: Fee Simple
Legal Desc:
Zoning: A

Remarks

Pub Rmks: PRICE REDUCTION !!Where do you find 157.24 (Full Quarter section) +- acres so close to High River and Okotoks? Beautiful rolling and beautiful topographic land for sale just west of High River and just south of Okotoks. Loved and managed land. Natural grasses, pasture, wild flowers and views.. this truly is something else this property !! Not only is it located perfectly, it also includes some GRAVEL!! Add in the views, a well, seasonal water, the gravel option and you get an exclusive piece of Alberta ground. Good well on the east quarter, and a creek that will run most of the year . When Geo was drilling and gravel testing he found subsurface water in the flat area by corrals. Quarter has proven aggregate by an Assessment prepared a year ago which is available to serious buyers . In the document

attachments your agent will share with you a couple of maps that will give you an idea on locations. If you decide to harvest the gravel or if you decide to reside, either way this land is absolutely amazing. AND ... is so close to town but yet gives you the seclusion and the opportunities that could be yours. Check it out !! See the Arial video which will assist in a " birds eye " view of the Quarter section plus the 1/4 to the west which is c/s. Lots of grass, nothing has been on the land for a while now.. Gorgeous Alberta land with as ton of opportunity to do as you wish.

Inclusions:
Property Listed By:

n/a
Century 21 Foothills Real Estate

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









