



**NW-19-81-9-W6 Highway 681  
Rural Saddle Hills County, Alberta**

**MLS # A2024005**

**\$275,000**



<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	149.00 Acres		
<b>Lot Feat:</b>	Treed, Wooded		

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Saddle Hills County
<b>Basement:</b>	-	<b>LLD:</b>	19-81-9-W6
<b>Exterior:</b>	-	<b>Zoning:</b>	AG
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity, Satellite Internet, Water
<b>Features:</b>	-		

**Major Use:** Mixed, Recreational

Location, location, location! In Savanna, across the street from Agricultural Society and K-12 School. Down the street from the store and the new fire hall. 149 Acres with mature timber; lots of mature spruce. A large dugout and great hunting, recreational quarter, or tree farm. WMU 359. Campground or business venture with correct zoning. Possibility to sub-divide. Internet, Electricity and natural gas close to property line. Does have cell service. Directly off of pavement, Highway 681. Close to Dunvegan West Wildlands Provincial Park and the Silver Valley Ecological Reserve, Cotillion/Peace River and Moonshine Lake. NEED PERMISSION TO VIEW, DO NOT ENTER WITHOUT. No quads at this time. \*\*Please note there is additional Commercial listing in Savanna (A2024010), both parcels can be negotiated together\*\*