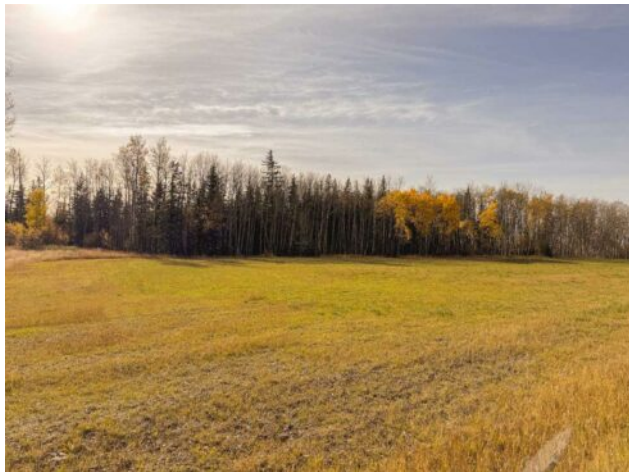




**NW-20-79-8-W6 794 Township
Rural Saddle Hills County, Alberta**

MLS # A2172900



\$324,900

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	161.00 Acres		
Lot Feat:	Seasonal Water, Pasture, Wooded		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Saddle Hills County
Basement:	-	LLD:	20-79-8-W6
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Hay

Agricultural pasture, hay and recreational quarter (160 acres) in WMU 359. This property would also make a great homestead! 40 acres in hay, 120 acres wooded. Two seasonal water courses run through the property, Deep Creek, making great wildlife habitat. Elk are a common resident on this quarter and often calve here, just South of Moonshine Lake Provincial Park. With power poles along the North side and into the yard by the dugout and multiple approaches (4 in total); the property could easily be subdivided into smaller acreages in beautiful and desirable Saddle Hills County. Currently, there is a large 120ft x 270 ft dugout, that could be used for a residence or watering livestock. The County will put in free municipal water hookup for any residences built on the property. Natural gas also runs along the North side, TWP 794. A barbwire three strand fence is currently on three sides, with the West side needing a new fence line, if desired, as it was removed to allow for the new County road along the West side of the property. About 20 min from Spirit River and 40 min to Dawson Creek, B.C. Call to book your private showing today.