

# \$749,000 - Ne 22-40-3-w4, Rural Provost No. 52, M.D. of

MLS® #A2183149

**\$749,000**

0 Bedroom, 0.00 Bathroom,  
Land on 160.00 Acres

NONE, Rural Provost No. 52, M.D. of, Alberta

Scenic Agricultural fenced Property with 2 Water Dugouts and potential to develop into a nice Residential Qtr or perhaps a Hunting Getaway Lodge? This Land can make Dreams happen! Fill ponds with fish, hunt wild game & fowl; Binoculars & an ATV could come-in handy! OR Maybe you prefer to raise livestock and have extra land to produce hay? Full 160 acre Quarter of land with tame grass on approx. 100 acres that was once cultivated. Natural ravine runs through the Qtr which makes it quite beautiful, and offers good drainage to keep your future pens & fields dry. Plenty of stockpiled grass for Fall Grazing as it was only partially hayed in 2025 year. Direct Northside access on well maintained gravel road and located only 10 miles NW of Provost, AB. Don't hesitate, "let the horses run" life's way too short!!



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2183149        |
| Price     | \$749,000       |
| Bathrooms | 0.00            |
| Acres     | 160.00          |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|         |               |
|---------|---------------|
| Address | Ne 22-40-3-w4 |
|---------|---------------|

|             |                               |
|-------------|-------------------------------|
| Subdivision | NONE                          |
| City        | Rural Provost No. 52, M.D. of |
| County      | Provost No. 52, M.D. of       |
| Province    | Alberta                       |
| Postal Code | T0B 3S0                       |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 12th, 2024 |
| Days on Market | 300                 |
| Zoning         | Farmland            |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Vermilion |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.