

# \$314,900 - Nw-20-79-8-w6 794 Township, Rural Saddle Hills County

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MLS® #A2172900

**\$314,900**

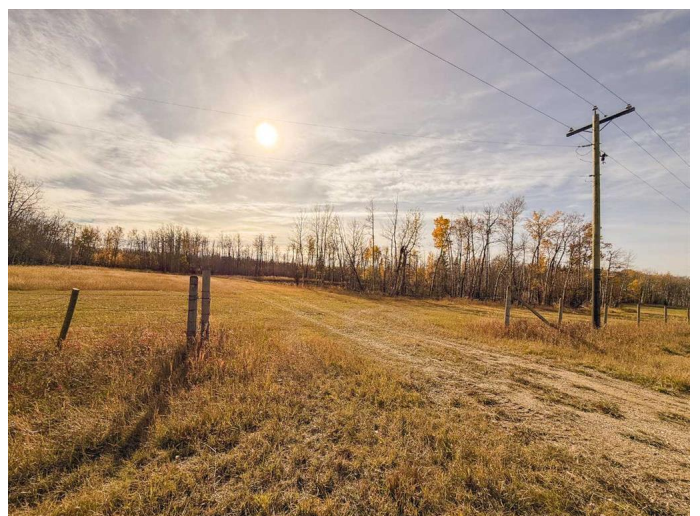
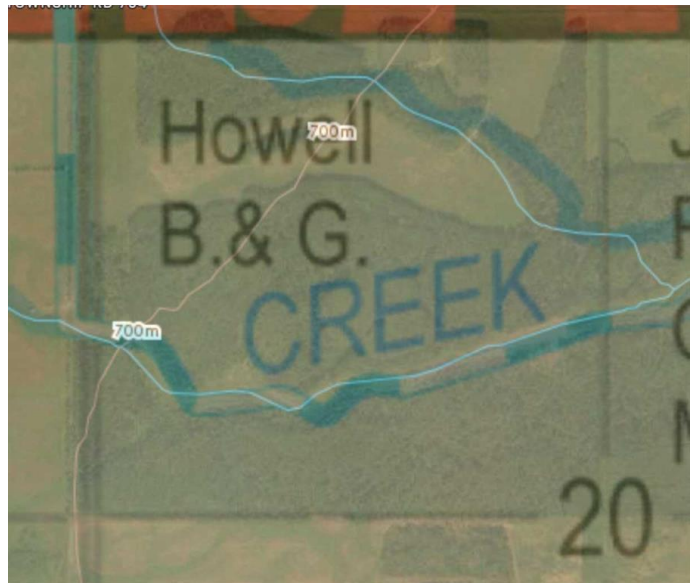
0 Bedroom, 0.00 Bathroom,  
Agri-Business on 161.00 Acres

NONE, Rural Saddle Hills County, Alberta

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.

## Essential Information

MLS® #	A2172900
Price	\$314,900



Bathrooms	0.00
Acres	161.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### Community Information

Address	Nw-20-79-8-w6 794 Township
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 0H0

### Exterior

Lot Description	Pasture, Seasonal Water, Wooded
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### Additional Information

Date Listed	October 14th, 2024
Days on Market	188
Zoning	AG

### Listing Details

Listing Office	eXp Realty
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