

# \$324,900 - Nw-20-79-8-w6 794 Township, Rural Saddle Hills County

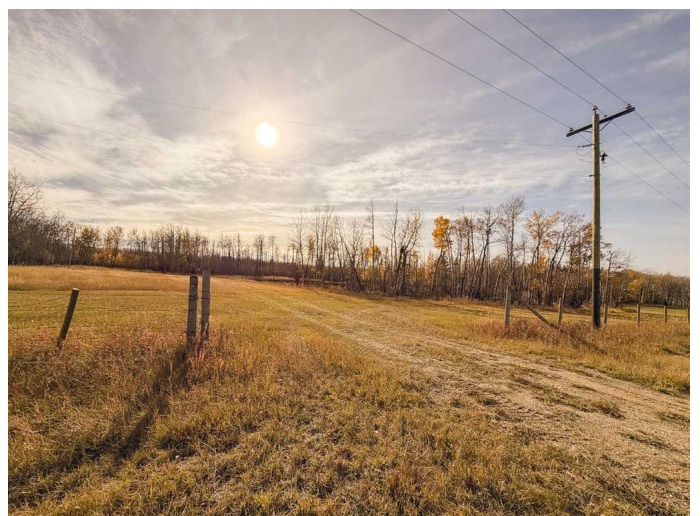
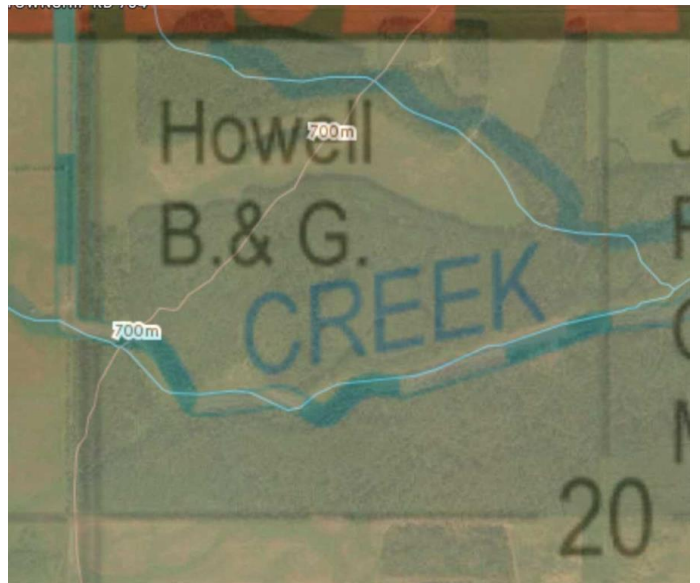
MLS® #A2172900

**\$324,900**

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  | \$324,900 |

|           |               |
|-----------|---------------|
| 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 | Seasonal Water, Pasture, Wooded |
|-----------------|---------------------------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2024 |
| Days on Market | 170                |
| Zoning         | AG                 |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.