



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

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**Range Road 73**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2045373**



**\$700,000**

|                  |             |               |   |
|------------------|-------------|---------------|---|
| <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> | 95.50 Acres |               |   |
| <b>Lot Feat:</b> | -           |               |   |

|                    |   |                   |                                 |
|--------------------|---|-------------------|---------------------------------|
| <b>Heating:</b>    | - | <b>Water:</b>     | -                               |
| <b>Floors:</b>     | - | <b>Sewer:</b>     | -                               |
| <b>Roof:</b>       | - | <b>Near Town:</b> | Grande Prairie No. 1, County of |
| <b>Basement:</b>   | - | <b>LLD:</b>       | 34-72-7-W6                      |
| <b>Exterior:</b>   | - | <b>Zoning:</b>    | AG                              |
| <b>Foundation:</b> | - | <b>Utilities:</b> | -                               |
| <b>Features:</b>   | - |                   |                                 |

**Major Use:** Grain

A beautiful 95.5 acres with farm and lease income that will allow you to collect revenue until the day you choose to build your dream home. This piece of land is situated directly overlooking Bear Lake with stunning views and just 15 min from the Grande Prairie City limits. This is a must see for anyone looking to build or hold land for the future. Call your Commercial REALTOR<sup>®</sup>; today for more information. Annual Revenues: \$3,400/year Kelt Exploration Ltd, \$2,700/year CNRL and \$4,500/year for farm lease.