

# \$420,000 - Rge Rd 120, Rural Grande Prairie No. 1, County of

MLS® #A2194646

**\$420,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 318.00 Acres

NONE, Rural Grande Prairie No. 1, County of,  
Alberta

Are you looking for some affordable land to set up your farm or add to your existing acreage? Maybe you are looking for solitude, seclusion, peace and tranquility. Or you are looking for a recreational wonderland at the edge of the Saddle Hills. This property has all that and more. Located northwest of Hythe, Alberta, just at the southern edge of the Saddle Hills the property consisting of 318 acres of mostly virgin timber is in as quiet of an area as you are apt to find. Two quarters that have never been broke, some logging has taken place on the west quarter, but there is lots of timber left for future use and enjoyment. There is about \$4200 of annual surface lease revenue. Enjoy hiking, Cross country skiing, snow shoeing, quadding and snowmobiling and Hunters don't need to be told of the potential as the Saddle Hills is legendary for elk, moose, deer, bear and wolves. Give your favorite Realtor a call to find out more about this opportunity.



## Essential Information

MLS® #	A2194646
Price	\$420,000
Bathrooms	0.00
Acres	318.00
Type	Agri-Business

Sub-Type Agriculture  
Status Active

### Community Information

Address Rge Rd 120  
Subdivision NONE  
City Rural Grande Prairie No. 1, County of  
County Grande Prairie No. 1, County of  
Province Alberta  
Postal Code T0H 2C0

### Additional Information

Date Listed February 17th, 2025  
Days on Market 23  
Zoning Ag

### Listing Details

Listing Office RE/MAX Grande Prairie

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