

Presented by:



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Listing #00001559

\$0.00

County / Municipality: Lacombe
Lacombe, Alberta

Primary Farm Type: Rural property

Listing Remarks: "UNRESERVED LAND AUCTION" - 154.0-Ac +/- for Russell Nelson of the Lacombe area. This parcel features unique recreational characteristics. This parcel will sell in conjunction with a 6.0-Ac parcel from the same quarter section that has newer buildings and improvements (FM # 1558). An access easement will be registered on the title of the 154 ac +/- parcel in favor of the smaller parcel. There are approx. 50 Ac of productive arable Ac, the balance is fenced seeded and native pasture c/w an abundance of spruce trees, a large fresh water dugout, etc. - all contributing to the natural setting, near Gull Lake and close to major arterial roadways and local amenities.

Property Legal Description: Pt-SW-07-41-27-W4M

Directions: From Lacombe: 4 .5 miles west of Lacombe exit off #2 Highway to range road 28-0; 3 miles north - property is on the east side of the range road

Total Acreage: 154

Workable Acres: 50

Fenced Acres: 100

How to View: There will be (2) public open-house showings - dates and time to be announced