

**125 Range Road
Rural Mackenzie County, Alberta**

MLS # A2325548



\$425,000

| | | | |
|------------------|--------------|---------------|---|
| Division: | NONE | | |
| Cur. Use: | Agricultural | | |
| Style: | - | | |
| Size: | 0 sq.ft. | Age: | - |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 160.00 Acres | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|----------------|
| Heating: | - | Water: | - |
| Floors: | - | Sewer: | - |
| Roof: | - | Near Town: | Fort Vermilion |
| Basement: | - | LLD: | 31-109-12-W5 |
| Exterior: | - | Zoning: | A |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Major Use: Grain

Located just off Highway 58 on Range Road 125, this 160-acre property offers excellent opportunity for the beginner farmer or to expand your existing farming operation. With approximately 77 cultivated acres and 83 acres treed land, this property provides both immediate use and future potential. The land is currently being farmed and offers the opportunity to harvest the merchantable timber and convert additional acres into productive farmland, creating versatile investment for agricultural growth. The opportunity is here now—don't miss out!