

\$285,000 - Ne-17-80-11-w6 114 Range, Rural Saddle Hills County

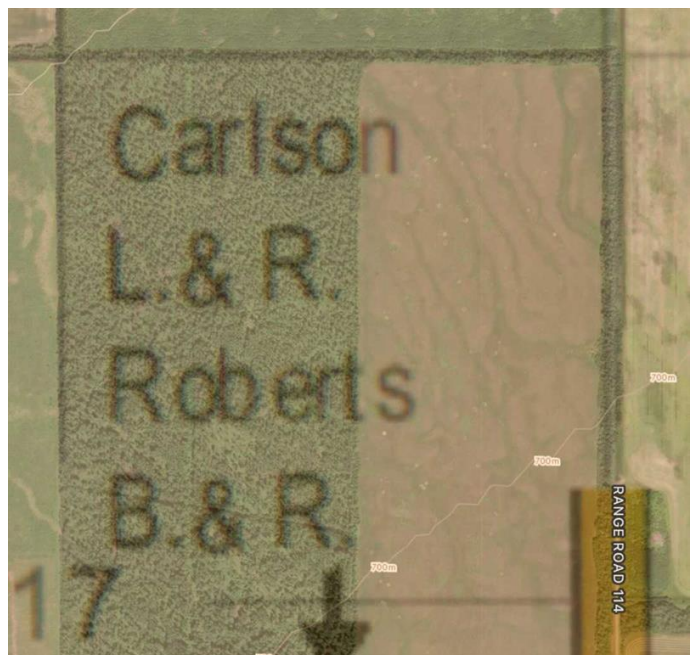
MLS® #A2250982

\$285,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 160.00 Acres

NONE, Rural Saddle Hills County, Alberta

80 Acres to Farm. 80 Acres to Hunt. One Serious Opportunity in WMU 359. A rare and versatile opportunity in Northern Alberta's big game country. This pristine NE quarter-section located just north of Township Rd 802 and west of Range Rd 114 offers 160 acres of potential, split evenly between approximately 80 acres of productive hay land and 80 acres of natural bush and trees. Whether you're looking to expand your farming operation or secure a secluded hunting base, this land checks the boxes. The open hay ground is ready for rotation, grazing, or further cultivation, while the treed portion provides excellent cover and habitat for elk, moose, whitetail, and bear located in the highly sought-after WMU 359. Access is straightforward via municipal roads, and there are no building commitments or restrictive covenants. This is raw land ready for your vision, whether that's ag income, trophy hunting, or long-term land banking. Bonus Opportunity: The SE quarter directly to the south is also available under a separate listing purchase both and control a full half section for maximum scale, privacy, and investment potential.



Essential Information

MLS® # A2250982

Price	\$285,000
Bathrooms	0.00
Acres	160.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	Ne-17-80-11-w6 114 Range
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 3G0

Additional Information

Date Listed	August 22nd, 2025
Days on Market	4
Zoning	AG

Listing Details

Listing Office	eXp Realty
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