

**FOR SALE BY  
VPIAUCTIONS.COM  
Bidding Starts on  
Feb. 27, 2023 at 9:00  
a.m  
Bidding Ends March  
3, 2023 at 1:00 p.m.**

**113 ACRES LAKE FRONT IN THE  
COUNTY OF PONOKA**

430050 RNG ROAD 41

**Price: \$350,000**



**DENNIS ROSZELL, CCIM**  
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Bay 6, 7459 49 Avenue, Red Deer, AB T4P 1N2



## Recreation Quarter

Price: \$350,000  
Zoning: CRH

## Property Overview

Mixture of mature Spruce and Poplar trees though out the land. Moose, Elk, Deer, ducks, Geese and other wildlife call this land home.

The property will be sold by [VPIAuctions.com](http://VPIAuctions.com)

## Location Overview

From Rimbey go West on Hwy 53 about 16 km. to Hwy 706 (Rng Rd 40) Turn (right) go North 3.2 Km to TWP Rd 430 then turn left (west) 1.6 km. to Rng Rd 41, Turn right onto Range Rd 41.(North) In .08 km property is on the left (West Side) of the road. There is a sign on the property.



### Recreation Quarter

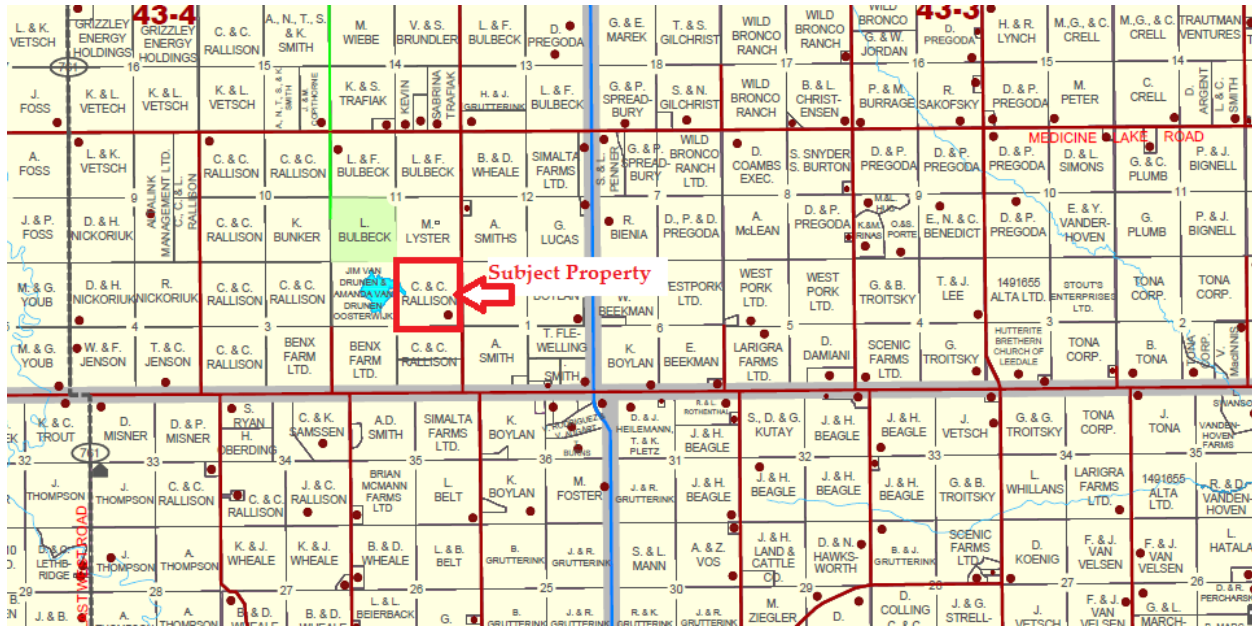
Amazing Recreation land For Sale 113.2 Acres Lake Front and Lake Access. The back of this amazing land fronts onto Lake No.1 This Land will be sold by VPIAuctions.com A mixture of mature Spruce & Poplar Trees though out the quarter. Moose, Elk, Deer, Ducks, Geese, and other wildlife call this land home.

PROPERTY PHOTOS



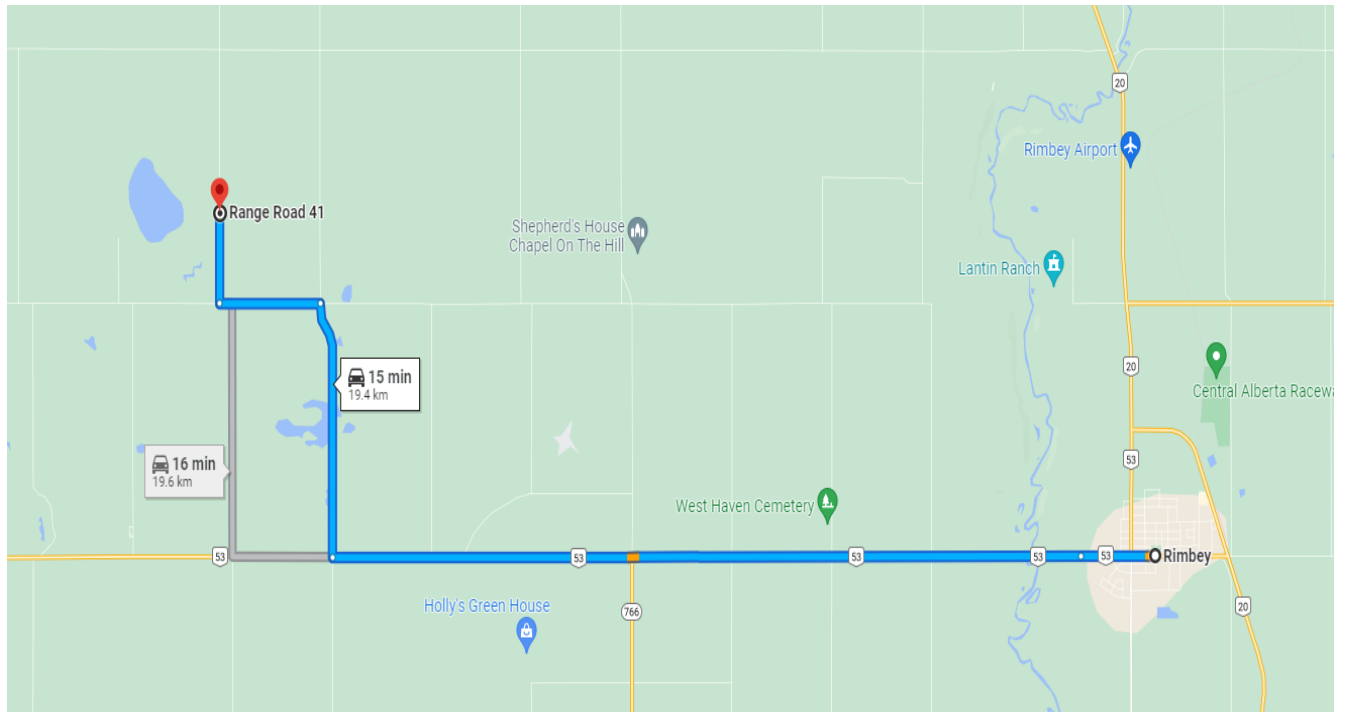
113 ACRES LAKE FRONT LAND MAPS

430050 Range Road 41, County of Ponoka AB



# 113 ACRES RECREATIONAL LAND DIRECTION MAP

## 430050 Range Rd 40 County of Ponoka



AERIAL MAP



THIS PRESENTATION BOOKLET IS A COURTESY OF VPIAUCTIONS.COM  
IF WE CAN HELP ANSWER ANY OF YOUR QUESTIONS OUR CONTACT  
INFORMATION IS

VPIAUCTIONS.COM

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