

FOR SALE BY VPIAUCTION.COM

Starts on April 25, 9:00 a.m. Closes on April 28, 2:30 p.m.

Price: \$795,000

MOUNTAIN VIEW QUARTER ON HWY 761 SE 35 37 5 W5



DENNIS ROSZELL, CCIM
(403) 350-1914
dr@virtualpropertyinc.com
Bay 6, 7459 49 Avenue, Red Deer, Canada



PROPERTY SUMMARY

HIGHWAY 761



Property Summary

Price:	\$795,000
Lot Size:	152.87 Acres
Access:	Highway 761 Access
Zoning:	AG

Property Overview

There are 3 leases on the property that provide approx. \$13,400 in annual oil field revenue.

Location Overview

This land is on Highway 761 This land has an amazing view of the mountains. Easy access to the quarter as it is adjacent to the highway. The land is in the county of Clearwater and neighbouring towns are Condor, Alhambra, Caroline, Spruceview and is within Easy commuting distances from Rocky Mountain House and Sylvan Lake.

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PROPERTY DESCRIPTION

HIGHWAY 761



3 Flags Plaza | 45,000 SqFt Office Park

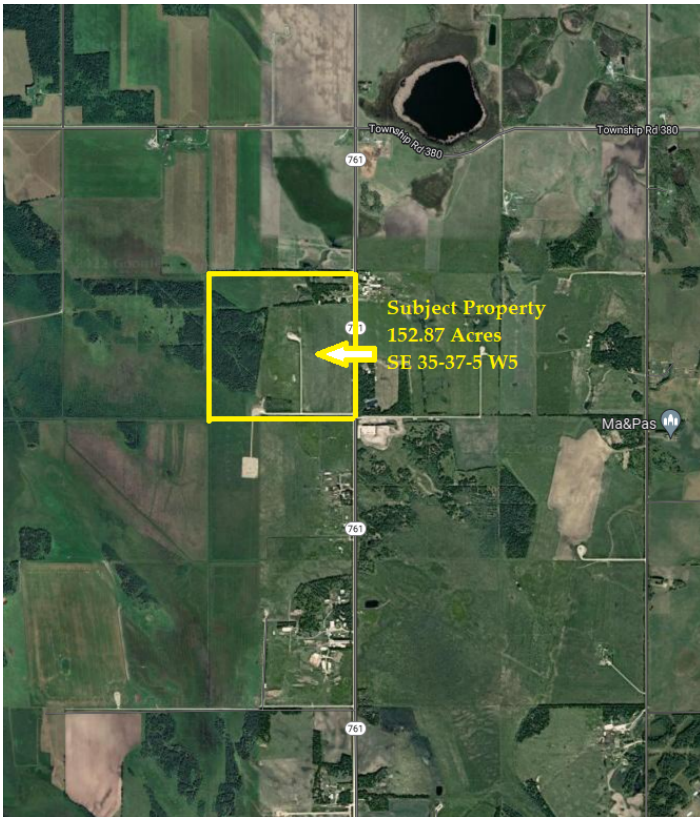
153 Acres on pavement 18 miles SE of Rocky Mountain House on Hwy 761. This amazing mountain view property it has approx. 27 acres of trees, 115 acres of hay land that could be cultivated to turn into crop and 10 acres of Wasteland.

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PROPERTY PHOTOS

HIGHWAY 761

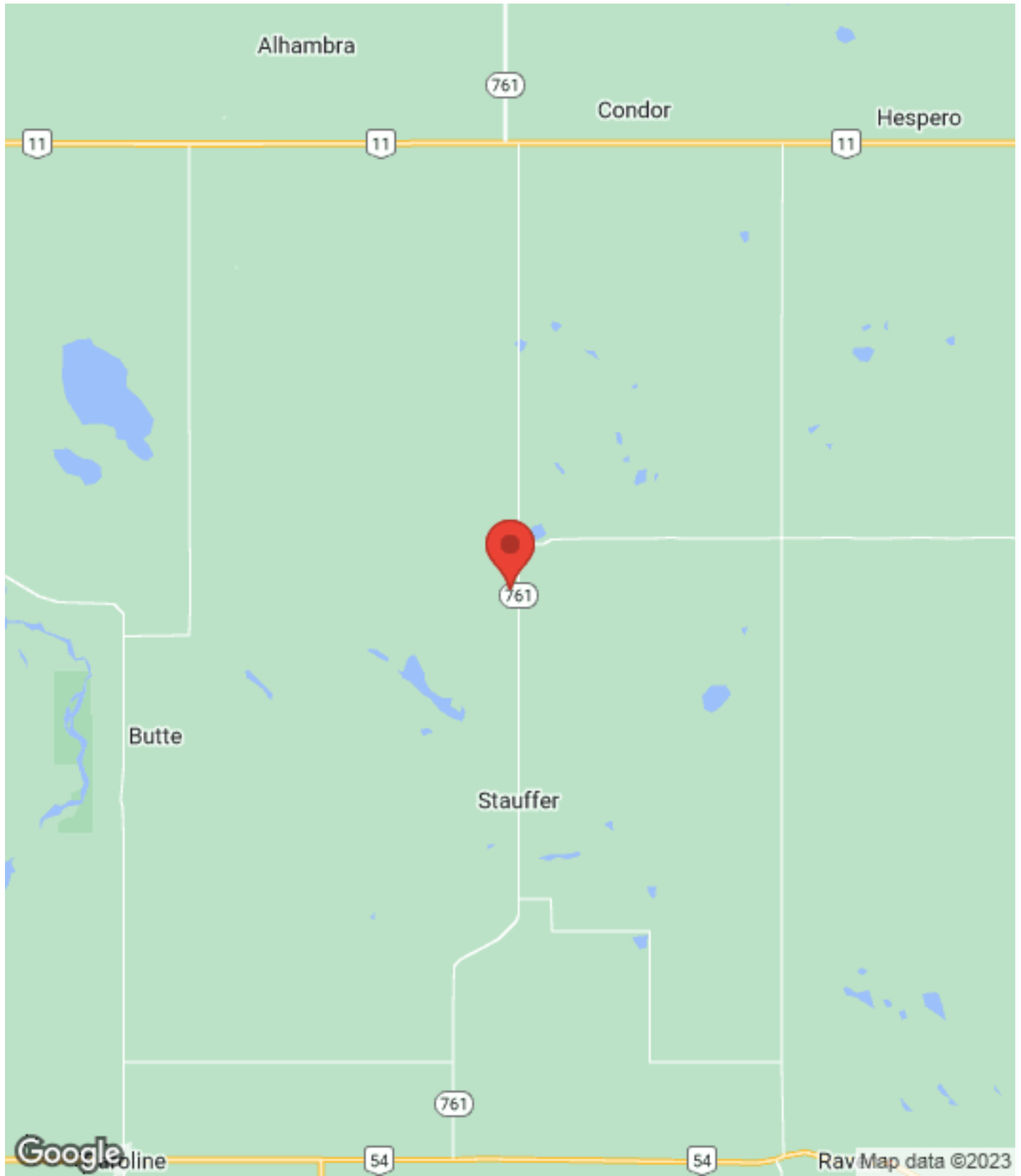


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REGIONAL MAP

HIGHWAY 761

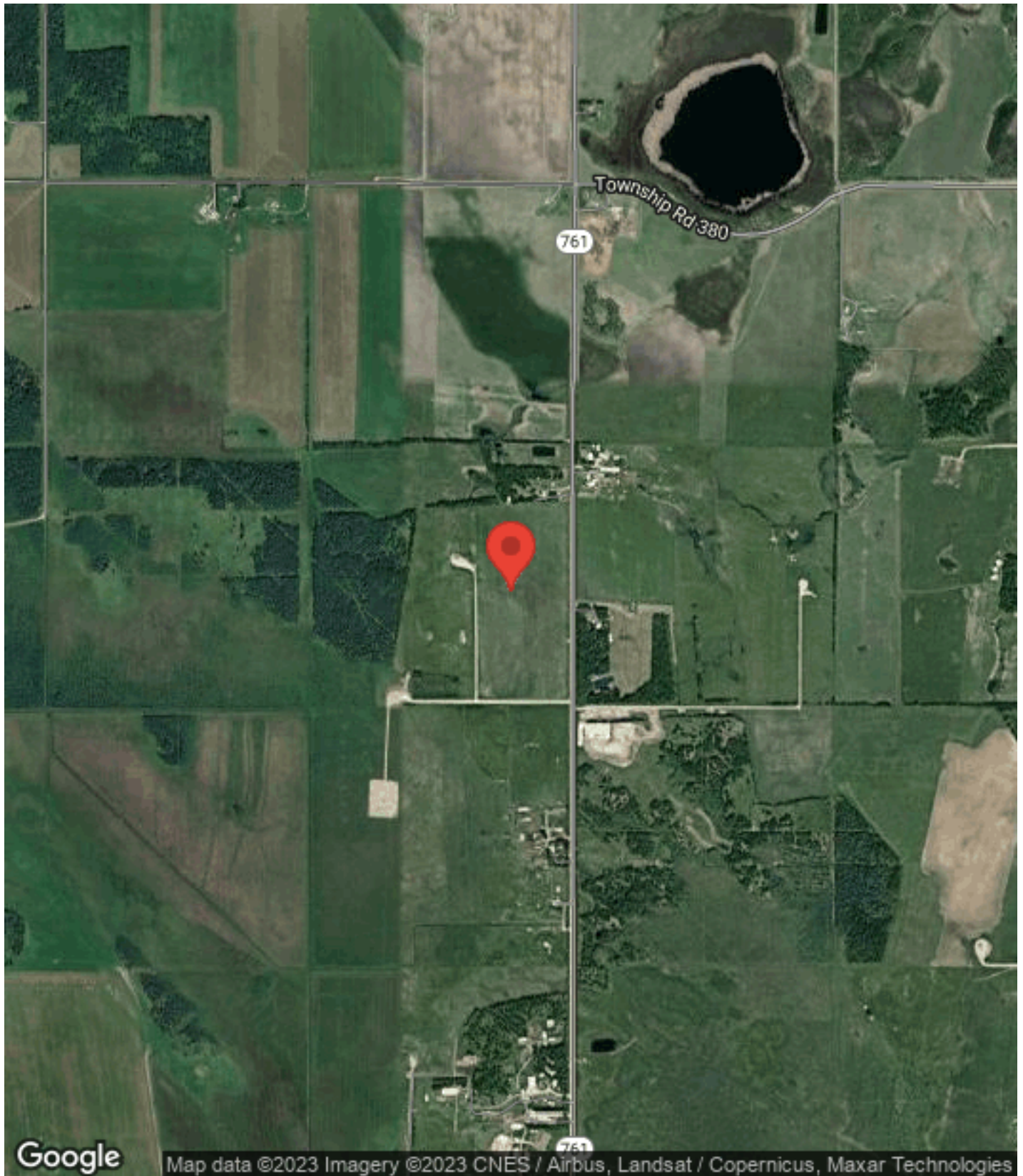


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AERIAL MAP

HIGHWAY 761



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IF WE CAN HELP ANSWER ANY OF YOUR QUESTIONS OUR CONTACT
INFORMATION IS

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