

8 Whitetail Close Rural Stettler No. 6, County of, AB TOC 2L0

**Land
Active**

A2048007

W: 4 R: 21 T: 40 S: 24 Q: SE **DOM:** 158 **LP:** \$179,000.00
PD: **OP:** \$199,000.00



Class: Residential Land **LP/Acre:** \$170,476.19
County: Stettler No. 6, County of
City: Rural Stettler No. 6, County of **Type:**
Levels: **District:**
Subdivision: Buffalo Lake **Tax Amt/Yr:** \$1,445.26/2022
Possession: Immediate
LINC#: [0028015379](#)
Outbuildings: Not Applicable/
Rd Frontage: Other
Zoning: Res **Lot Size:** 1.05 Ac
Legal Desc: Bare acreage Lake Lot in the Subdivision of Rochon Sands Estates
Legal Pln: 9924620 **Blk:** 2 **Lot:** 7

Title to Lnd: Fee Simple **Ownership:**
Exclusion: No **SRR:** No
Sewer/Septic: Septic Tank **Condo:** No
Disclosure: No Disclosure
Reports: None
Restrictions: None Known

Public Remarks: 1.05 acres of Lake living. Beautiful view of the lake to the northeast of the lot, and no future of development to the south. Quiet and private. There is power, septic holding tank, and recently drilled well on the property. Move the RV on and start enjoying a getaway on your own property. Or start making the plans for an dream build. Please Note: This listing is being administered for online auction by VPIAuctions. Sale terms "Sold as Is Where Is"; 10% non-refundable deposit upon being declared high bidder and meeting or exceeding the reserve price. Auctions starts October 30, 9:00 AM ends approx. November 3, 2023 1:00 PM See Listing brokerage for details.

Directions: Enter Rochon Sands from Hwy 835. Turn on Bayview now entered Rochon Sands Estates. Turn on Whitetail Close to lot 7
Property Information

Fencing: None **Water Supply:** Well
911 Addr: **# Parcels:**
Dist to Trans: **Dist to School:** Erskine 12 kilometers
Irrigation Eqp: **Farm Eqp Inc:**
Road Access: **Front Length:**
Lot Dim: **Lot Depth:** M '
Front Exp: **Local Imprv:**
Water GPM: **Acres Cleared:**
Depth of Well: **Acres Irrigat:**
Reg Wtr Rgt: **Acres Fenced:**
Bus Service: Yes **Acres Cultivtd:**
Elem School: **Acres Pasture:**
Jr/Mid Schl: **Acres Lsehd:**
High School: **Acres Treed:**
Amenities: **Total Acres:** 1.05
Exterior Feat:
Utilities: Electricity Available
Access Feat:
Goods Include: n/a
Goods Exclude: n/a