

**11147 790 Township
Rural Saddle Hills County, Alberta**

MLS # A2165137



\$98,500

Division: NONE

Lot Size: 9.70 Acres

Lot Feat: -

By Town: Saddle Hills County

LLD: 35-78-11-W6

Zoning: Ag

Water: -

Sewer: -

Utilities: -

Very private 9.7 acres in Gordondale! Residential or recreational land, with many services. Beautiful views of the Saddle Hills and many building spots for your home! Property has been previously enjoyed with a modular/mobile home and as an RV camping spot by the family, WMU 359. Property is partially fenced and hayed every year. Has a huge productive garden with lots of manure added. Outbuildings include; a 4 stall barn for your horses, a shop with wood heat, a workshop, a garden shed and a fire pit. Hook ups for water from the large dugout and a pump shack currently in place (free municipal water from the County if you put a residence on the property). Hookups for septic was a lagoon, is fenced, but now needs to be upgraded to a septic system. Electricity is 100 amp newer panel and power poles on property with 220v in shed, needs power re-hooked up from pole to pump shack. Propane tank on property was used for heating; natural gas does run through property. Property is as is, including a few small farming antiques! Come take a look; this could be yours! About 35 min to Dawson Creek and 32 min to Spirit River.