

# \$1,359,000 - 543, Rural Foothills County

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MLS® #A2162611

**\$1,359,000**

0 Bedroom, 0.00 Bathroom,  
Land on 157.24 Acres

NONE, Rural Foothills County, Alberta

PRICE REDUCTION !!Where do you find 157.24 ( Full Quarter section) +- acres so close to High River and Okotoks? Beautiful rolling and beautiful topographic land for sale just west of High River and just south of Okotoks. Loved and managed land. Natural grasses, pasture, wild flowers and views.. this truly is something else this property !! Not only is it located perfectly, it also includes some GRAVEL!! Add in the views, a well, seasonal water, the gravel option and you get an exclusive piece of Alberta ground. Good well on the east quarter, and a creek that will run most of the year . When Geo was drilling and gravel testing he found subsurface water in the flat area by corrals. Quarter has proven aggregate by an Assessment prepared a year ago which is available to serious buyers . In the document attachments your agent will share with you a couple of maps that will give you an idea on locations. If you decide to harvest the gravel or if you decide to reside, either way this land is absolutely amazing. AND ... is so close to town but yet gives you the seclusion and the opportunities that could be yours. Check it out !! See the Arial video which will assist in a " birds eye " view of the Quarter section plus the 1/4 to the west which is c/s. Lots of grass, nothing has been on the land for a while now.. Gorgeous Alberta land with as ton of opportunity to do as you wish.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2162611         |
| Price     | \$1,359,000      |
| Bathrooms | 0.00             |
| Acres     | 157.24           |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 543                    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1V 1M6                |

### Exterior

|                 |   |
|-----------------|---|
| Lot Description | Cleared, Gentle Sloping, Native Plants, Pasture, Rolling Slope, Views |
|-----------------|---|

### School Information

|          |                                  |
|----------|----------------------------------|
| District | Foothills School Division No. 38 |
|----------|----------------------------------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2024 |
| Days on Market | 229                 |
| Zoning         | A                   |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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