

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

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
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### **School Information**

District	Foothills School Division No. 38
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### **Additional Information**

Date Listed	September 3rd, 2024
Days on Market	227
Zoning	A

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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