

**221008B TWP 851A
Rural Northern Lights, County of, Alberta****MLS # A2224628****\$350,000****Division:** NONE**Lot Size:** 5.02 Acres**Lot Feat:** -**By Town:** Peace River**LLD:** 11-85-22-W5**Zoning:** AG General**Water:** Well**Sewer:** -**Utilities:** -

Just over 5 acres of land located on a corner lot within a larger subdivision that is located at the intersection of Hwy 989 and Hwy 743 - this is a parcel that is build ready. There is a well, 3 phase power on the property telephone and fencing. Gas is in the subdivision but arrangements would be required for a service to be installed. Land has been graded and gravelled to finish elevation - boundary border trees planted - access is on the interior access road and this is a ready to build site. Excellent opportunity for your company to locate on or for a staging area if you have work nearby. Camping facilities within walking distance for out of town crews if needed. Location is prime and all the utilities you need are either on property or on property line