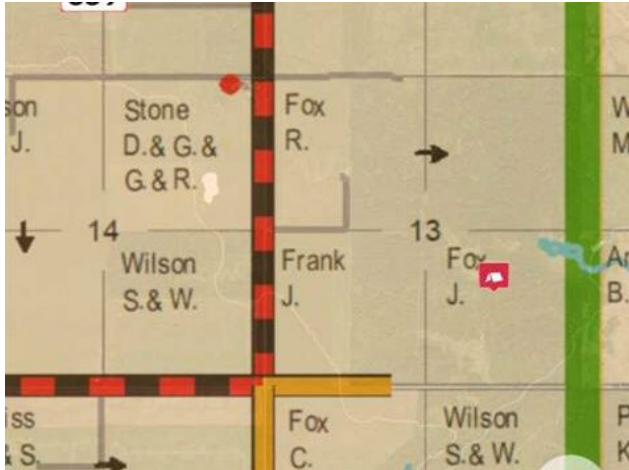


**SE-13-81-10-W6 TWP RD 812
Rural Saddle Hills County, Alberta**
MLS # A2276197

\$289,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Saddle Hills County

Basement: -

LLD: 13-81-10-W6

Exterior: -

Zoning: Ag

Foundation: -

Utilities: -

Features: -

Major Use: Recreational

Recreational quarter section located near Savanna in Saddle Hills County, within Wildlife Management Unit (WMU) 359 — a renowned big-game hunting region. This secluded, heavily treed property offers excellent wildlife habitat with mature timber and dense bush throughout. Access is seasonal via an unmaintained road (not plowed in winter), making it an ideal off-grid retreat for experienced outdoorsmen. No direct legal access. Located approximately 1 hour and 45 minutes from Grande Prairie, this property sits in a region known for thriving populations of moose, elk, whitetail and mule deer, black bear, and waterfowl. The remoteness helps reduce hunting pressure, enhancing game quality. Saddle Hills County is also home to thousands of acres of crown land, wildland parks, stocked fishing ponds, and multi-season trails for ATVing, hiking, and snowmobiling. A true recreational gem for those looking to escape into nature, hunt, or explore the Peace Country's untamed wilderness.