

**Highway 9 Highway NE**  
**Rural Rocky View County, Alberta****MLS # A2221345****\$630,000****Division:** NONE**Lot Size:** 53.59 Acres**Lot Feat:** -**By Town:** Kathryn**LLD:** 24-26-27-W4**Zoning:** AG-General**Water:** Other**Sewer:** -**Utilities:** -

Excellent potential for this 53.59 Acres. Located 16 miles east of Balzac. The lot faces onto Highway 9. An irrigation fed creek crosses the eastern end of the land. The property has resource income from a gas well lease and the land is leased each growing season to a regional farming operation. Will make a great location for a country home. Kathryn K9 school is located nearby. Easy access, with dust free paved roads on three sides.