

# \$398,000 - On Range Road 30a, Rural Ponoka County

MLS® #A2164626

**\$398,000**

0 Bedroom, 0.00 Bathroom,  
Land on 40.88 Acres

NONE, Rural Ponoka County, Alberta

Introducing an incredible opportunity for land and agricultural enthusiasts! Nestled on 40 expansive acres, this remarkable property, bordering the quiet community of Bluffton in Ponoka County, is a diamond in the rough waiting to be unearthed. Boasting a strategic location with easy access to essential amenities, this land parcel offers the perfect blend of seclusion and convenience. In addition to its suitability for agricultural purposes, this property presents a remarkable potential for subdivision into smaller acreages. Developers and investors alike will appreciate the possibilities that lie within, whether it's to create a private retreat or capitalize on the growing demand for acreage properties. Over 20 acres have been meticulously cultivated and seeded to barley for the 2024 season, while the balance is a meandering creek and pasture land. Charm and functionality abound on this remarkable property as you take in the breathtaking views of fields swaying gently in the breeze or listen to gentle noise of the water flowing that carries a sense of serenity and calmness. Seize this rare opportunity to own 40 acres of pure potential in Ponoka County. Whether you're an aspiring farmer, an astute investor, or someone seeking a peaceful country lifestyle, this property will captivate your imagination. Don't miss out on making this canvas your own



## Essential Information

MLS® #	A2164626
Price	\$398,000
Bathrooms	0.00
Acres	40.88
Type	Land
Sub-Type	Commercial Land
Status	Active

### **Community Information**

Address	On Range Road 30a
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C0M0

### **Exterior**

Lot Description	Creek/River/Stream/Pond, Farm
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### **Additional Information**

Date Listed	September 10th, 2024
Days on Market	209
Zoning	AG

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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