

**92 Range**  
**Rural Saddle Hills County, Alberta**

**MLS # A2168747**



**\$99,900**

**Division:** NONE

**Lot Size:** 10.01 Acres

**Lot Feat:** -

**By Town:** Spirit River No. 133, M.D. of

**LLD:** 27-79-9-W6

**Zoning:** AG

**Water:** -

**Sewer:** -

**Utilities:** -

Are you searching for the perfect spot to build your dream home, run your business, or both? Look no further than this incredible 10-acre parcel of land! Nestled atop a hill, you'll enjoy breathtaking views of the Saddle Hills and easy access to Spirit River and Dawson Creek. This private oasis is surrounded by a variety of trees, including pine, spruce, and several species of deciduous trees, as well as a natural water feature that's perfect for attracting wildlife. With approximately 50,000 acres of Crown land to the North of the property, you'll have plenty of space to explore and enjoy. For even more outdoor adventure, this property is less than two miles as the crow flies from Moonshine Lake Provincial Park, and only five miles from the park's main entrance. The additional 150 acres is also listed for sale A2177131. Don't miss out on this incredible opportunity! Contact your Realtor today to learn more about making this stunning property your own.