

# \$379,900 - Se 2 74 20 W5 Rr Farm, Rural Smoky River No. 130, M.D. of

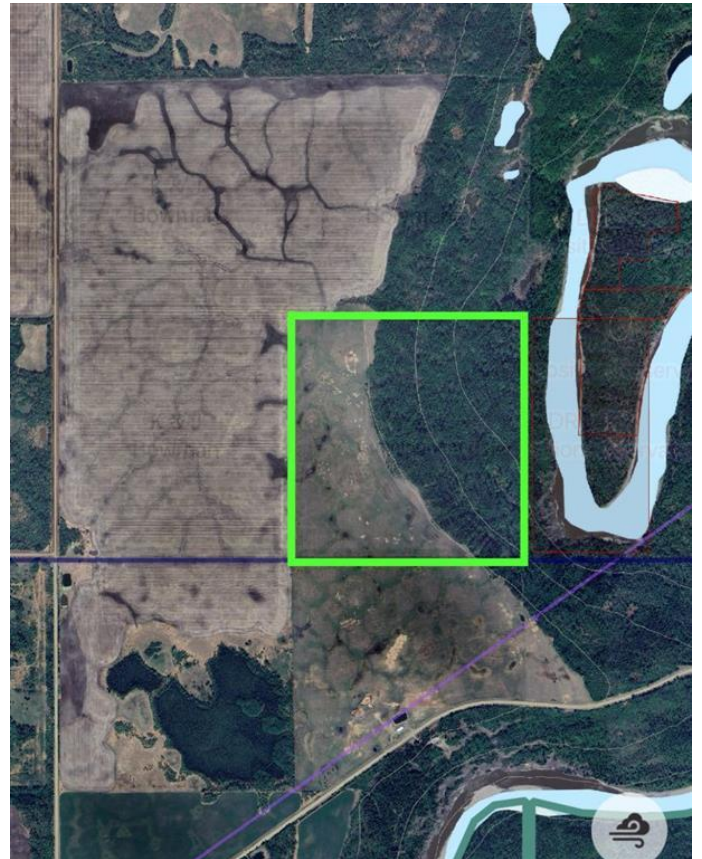
MLS® #A2257481

**\$379,900**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 160.00 Acres

NONE, Rural Smoky River No. 130, M.D. of,  
Alberta

For sale: 160 pristine acres north of Valleyview, AB, a hunter's paradise backing onto the scenic Little Smoky River valley and vast crown land. This quarter section teems with elk, deer, moose, and predators, offering unmatched hunting opportunities. With 80 acres already open and fenced for bison, it's ready for livestock, while an old fence line around the full quarter could be restored to graze the lush riverbanks. The property boasts stunning spots perfect for building your dream cabin, creating an idyllic retreat for nature lovers. Enjoy private access via a legal road allowance, ensuring seclusion. Whether you're seeking a prime hunting ground, a grazing operation, or a serene escape, this land delivers it all. Don't miss your chance to own this breathtaking slice of Alberta wilderness



## Essential Information

MLS® #	A2257481
Price	\$379,900
Bathrooms	0.00
Acres	160.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

## Community Information

Address	Se 2 74 20 W5 Rr Farm
Subdivision	NONE
City	Rural Smoky River No. 130, M.D. of
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H1Y0

## Exterior

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

Date Listed	September 15th, 2025
Zoning	AG

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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