

\$275,000 - Nw-19-81-9-w6 Highway 681, Rural Saddle Hills County

MLS® #A2208104

\$275,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 149.00 Acres

NONE, Rural Saddle Hills County, Alberta

149 Acres of Untapped Potential in the Heart of Savanna, Directly off Paved Highway 681 | Saddle Hills County |

Opportunity like this doesn't knock it roars. Located right in the community of Savanna, across from the Agricultural Society and K-12 school, this 149-acre recreational and agri-business parcel is poised for residential development, recreation, or long-term investment. Towering mature spruce trees, a large dugout, and the possibility to subdivide make this a rare and versatile find. Whether you're envisioning a private hunting lodge (WMU 359), eco-retreat, tree farm, or future campground/business venture, the canvas is wide open with natural gas, electricity and municipal water nearby and satellite internet (soon to be fibre) and cell service available. Property Highlights: 149 acres of rich, mixed-use land untouched and full of potential

Mature timber throughout, including large stands of spruce, Large dugout for water, recreation, or livestock use, Highway frontage on paved Hwy 681 prime visibility and access, Bordering Savanna walking distance to the school, fire hall, and ice rink. Zoned AG with potential for subdivision or rezoning (buyer due diligence).

Excellent hunting (WMU 359) and recreational appeal in Saddle Hills also minutes from Moonshine Lake, the Peace River, and the



Dunvegan West Wildlands Provincial Park.
Prime for: Private wilderness retreat or hunt camp, Tree farm, agri-venture, or permaculture project, Subdividable investment or potential RV campground (zoning required), Long-term hold with community adjacency and highway access. Please Note: Viewing by appointment only. No unauthorized access. No quads allowed at this time. Bonus: Ask about the additional commercial listing nearbyâ€”bundle both parcels and negotiate your next big move!

Essential Information

| | |
|-----------|---------------|
| MLS® # | A2208104 |
| Price | \$275,000 |
| Bathrooms | 0.00 |
| Acres | 149.00 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | Nw-19-81-9-w6 Highway 681 |
| Subdivision | NONE |
| City | Rural Saddle Hills County |
| County | Saddle Hills County |
| Province | Alberta |
| Postal Code | T0H 3V0 |

Amenities

| | |
|-----------|--|
| Utilities | Electricity Available, Satellite Internet Available, Water Available |
|-----------|--|

Exterior

| | |
|-----------------|---------------|
| Lot Description | Treed, Wooded |
|-----------------|---------------|

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 31st, 2025 |
| Days on Market | 162 |

Zoning AG

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.