\$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 knockâ€"it roars. Located right in the community of Savanna, across from the Agricultural Society and Kâ€"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 openâ€"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 landâ€"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 681â€"prime visibility and access, Bordering Savannaâ€"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 Hillsâ€"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 200

Zoning AG

Listing Details

Listing Office eXp Realty

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