

# FOR SALE

**80 ACRES**  
Agricultural Land



**PT NW 4-50-1 W4**  
County of Vermilion River, AB

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Royal LePage® Musgrave Agencies  
1202 50th Avenue, Lloydminster, AB  
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# PROPERTY OVERVIEW

**\$1,499,900.00**

## Property Features

- 80 Acres
- Zoned agriculture, formerly zoned industrial, but has the potential to be rezoned and would be an ideal industrial development site
- Located in the County of Vermilion River
- 1/4 mile from Lloydminster's city limits
- North on HWY 16 on RR14 and 1 km North, on the East side of road
- Existing well, natural gas, power and septic
- Bonus of a mobile home and 38 x 28 garage on the property

## Property Overview

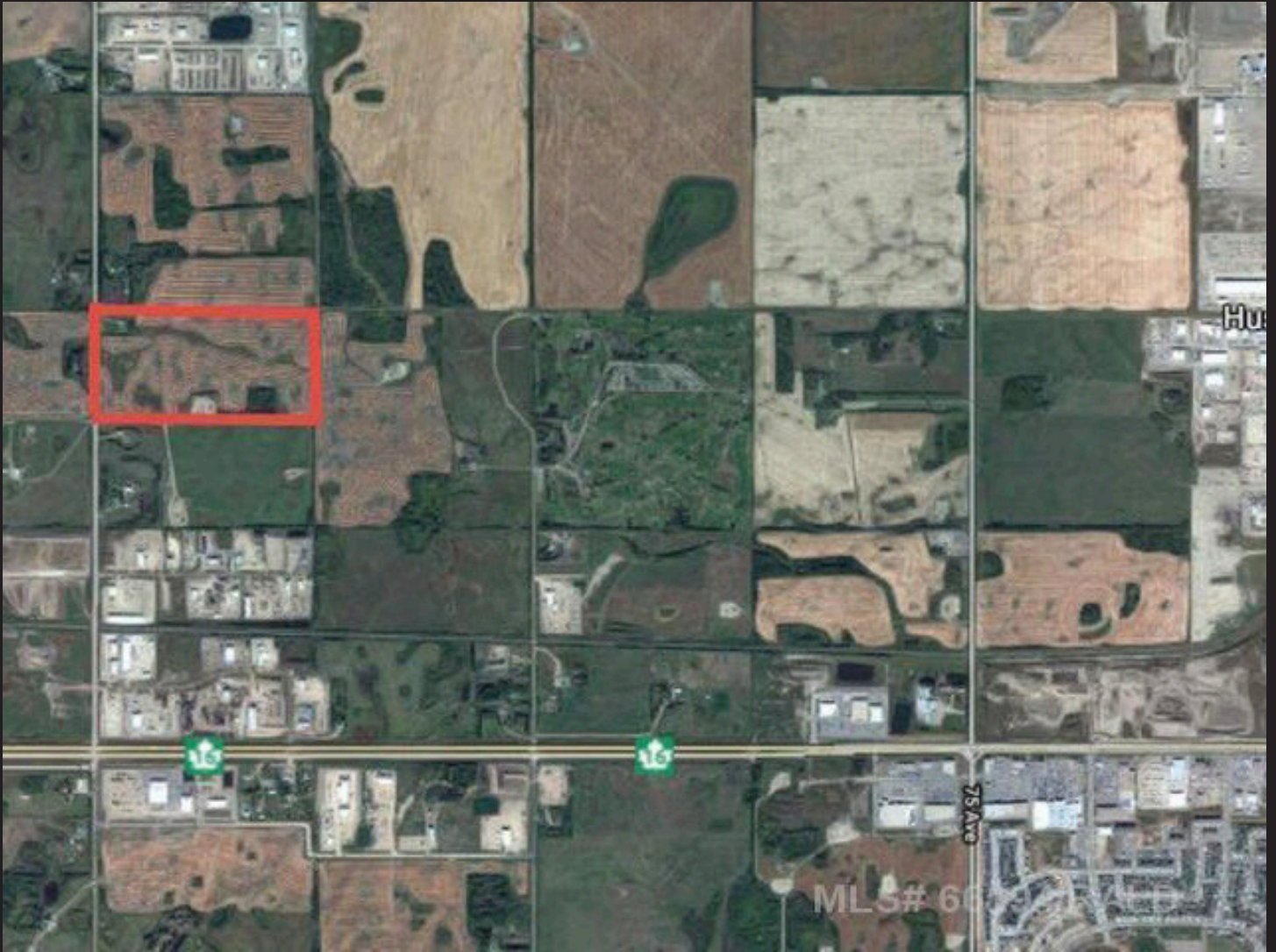
- Legal Description: PT NW 4-50-1 W4
- Year Built: Land Only
- Zoning: AG
- Property Taxes 2022: \$2,267
- MLS #: A2114085

# PROPERTY PHOTOS

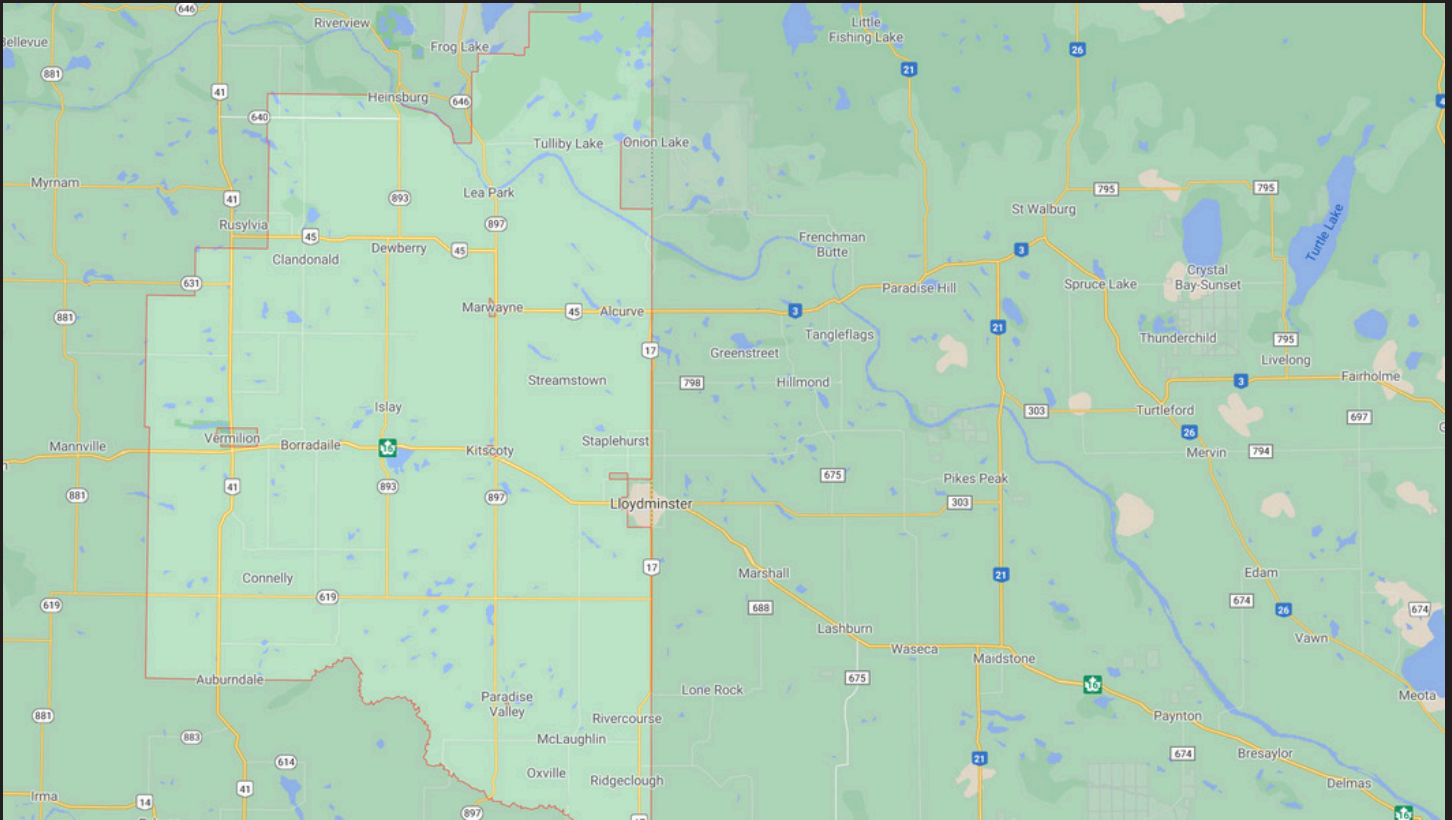




# LOCATION MAP



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