



## SE-25-79-9-W6 Township 794 , Rural Saddle Hills County, Alberta - \$220,000



Main Photo

### Property Description

FULL OF WILDLIFE! Discover your private escape in the heart of Saddle Hills County. This 156.98-acre treed quarter section, bordered by Crown Land to the West and Moonshine Park to the North, this parcel offers a rare blend of natural beauty and potential. The land features gently rolling terrain, mature forest cover, and a dugout—ideal for recreation, agricultural use, or a future homestead. Access is via Township Road 794. Recently, the quarter was impacted by a Wildfire; This natural event has created new clearings, habitat edges and lush new growth that is highly attractive to wildlife, making it a unique opportunity for hunting enthusiasts and outdoor adventurers. Wildfire-Edge & Reforestation Benefits include: Prime Hunting Grounds: Recent wildfire activity has created open “edge habitat” with abundant new growth — attracting deer, elk, moose, and other game (WMU 359). Thriving Wildlife Populations: Nutrient-rich grasses, shrubs, and berries are flourishing, drawing wildlife year-round and increasing hunting success rates. Natural Forest Renewal: Old, dense growth has given way to a healthier, more diverse ecosystem with a mix of young trees and open clearings. Recreational Opportunities: The more open terrain makes it ideal for ATVing, horseback riding, hiking, and wildlife photography. Easier Land Development: Reduced

underbrush offers better sight-lines, simpler site preparation, and potential for trails or future building sites. Long-Term Land Value: As the forest regenerates, expect improved aesthetics, healthier timber stands, and potential appreciation in property value. Saddle Hills County is well known for its miles of Crown Land and abundant wildlife. Just 25 min West of Spirit River or 40 min from Dawson Creek, B.C., you're within easy reach of essential amenities including schools, shopping, healthcare, and community events, while enjoying proximity to Moonshine Lake Provincial Park, fishing spots, hiking trails, and prime hunting areas. Whether you envision a peaceful getaway, working land, or a long-term investment, this parcel delivers the space, privacy, and versatility you've been looking for. Note: if a residence is built, the property will be eligible for free municipal water hook-up. The County also offers a cistern subsidy program as well.

## REALTOR Referral

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*Courtesy Of: eXp Realty*

