

**OVER 35 YEARS IN  
THE REAL ESTATE**

**HILL  
REALTY  
INC.**

**#144, 363 SIOUX ROAD  
SHERWOOD PARK, AB**

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## Feature Sheet

**Legal Address:** NW ¼ -20-54-11-W4

**Location:** 8 miles east of Town of Two Hills

**County:** Two Hills

**Type of Property:** Agricultural Land with some gravel and sand deposits

**Size:** 136 acres

**Taxes (2015):** \$ 240.00

**Land Use:** Hay & Grain Growing

- **80 acres cultivated Features:**
- Some sand and gravel deposits.
- Along Vermillion river
- Trees and being on a dead end road make it very private

**Price:** \$340,000.00 (GST may apply)

*All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations of any kind are made.*

