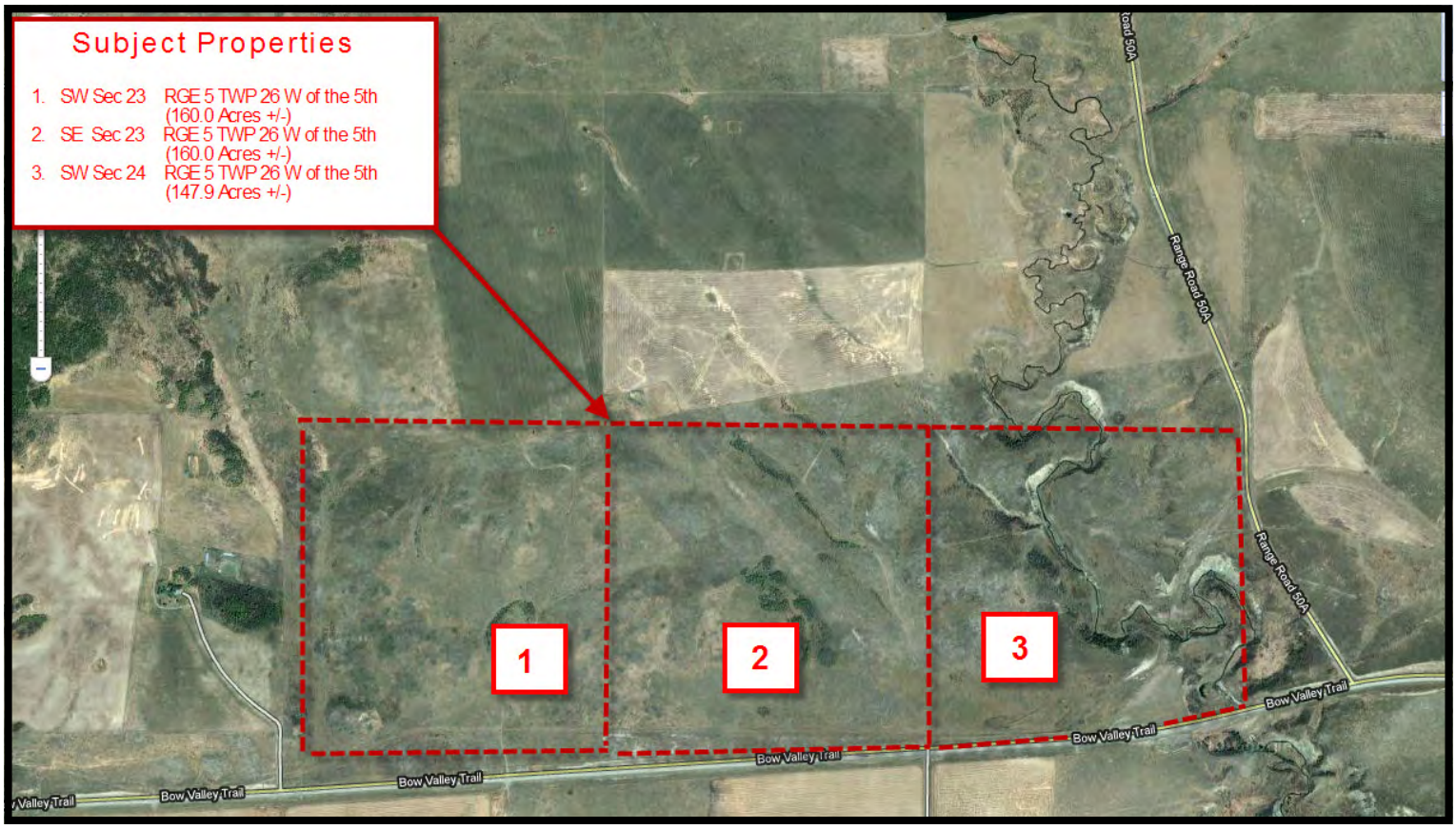
FOR SALE

1/4 Sections of Land for Sale

West of Cochrane - 1A Highway



HIGHLIGHTS

- 3 separate ¼ sections of land along Highway 1A, 5 minutes West of Cochrane.
- Panoramic views of the Rocky Mountains and the Bow River Valley
- Generally flat to gently rolling topography. Lots of great building sites!
- All 3 ¼ sections have small clusters of trees. Grand Valley Creek flows through the East ¼ section

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West of Cochrane - 1A Highway

PROPERTY DESCRIPTION

Section '1'

Legal Description: W5; R5; T26; Section 23, SW1/4
Land Size: 160 Acres
Price: $1,360,000 (or $8,500 per acre)
Zoning: Ranch and Farm
Features: Flat to rolling topography. Small tree clusters, cleared grassland. Access to Highway 1A via road allowance.

Section '2'

Legal Description: W5; R5; T26; Section 23, SE1/4
Land Size: 163.9 Acres
Price: $1,393,150 (or $8,500 per acre)
Zoning: Ranch and Farm
Features: Generally flat to gentle rolling topography. Small tree clusters, cleared grassland. Direct access to Highway 1A.

Section '3'

Legal Description: W5; R5; T26; Section 24, SW1/4
Land Size: 147.9 Acres
Price: $1,600,000 (or $10,818 per acre)
Zoning: Ranch and Farm
Features: Generally flat to gentle rolling topography. Small tree clusters, cleared grassland. Grand Valley Creek winds through this ¼ section creating a beautiful river valley. Direct access to Highway 1A and Grand Valley Road.

These ¼ sections are located a short drive West of Cochrane on Highway 1A. These lots offer breathtaking views of the Rocky Mountains and the Bow River Valley to the West and South. Scenic views of the Foothills and grasslands stretch out in all directions. A short drive further West along Highway 1A offers access to Ghost Lake. A myriad of outdoor recreation opportunities are only minutes away from these sites.

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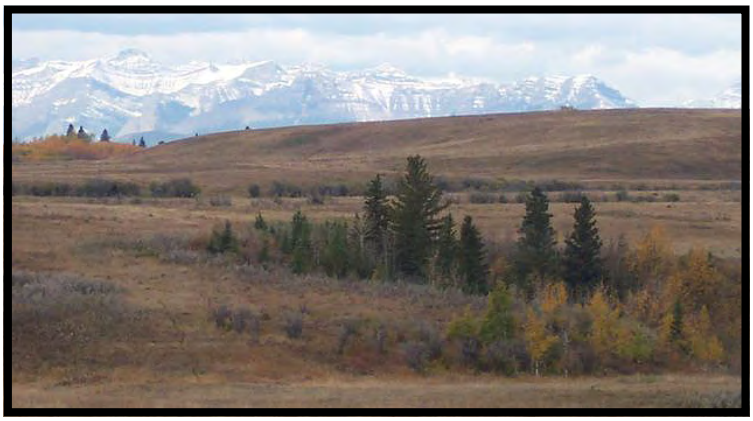

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