



GRASSROOTS
REALTY GROUP

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On Hwy 501
Rural Cardston County, Alberta

MLS # A2101431



\$16,900,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	4084.39 Acres		
Lot Feat:	Farm, Yard Drainage, Yard Lights, Pasture, Private, Waterfront		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Aetna
Basement:	-	LLD:	7-1-22-W4
Exterior:	-	Zoning:	Agriculture
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Beef, Calf, Equestrian, Feed Lot

Located 20 mins SE of Cardston and 35 mins SE of Magrath on paved Hwy 501. The ranch is located in Whiskey Gap. 4084.69 +/- acres. 3542.55 acres deeded and 542.14 Govt leased land. The US border is on the South Boundary and 2.5 miles of the Milk River is on its West boundary. This Ranch has an expensive View of the Rockies and Chief Mt and also gets Moisture from the storms that come off the mountains. This location has the benefit of high ridges to the North and the East often attracts storms. The land is all in one block and many of the deeded acres that are for sale are farmable. Millions of dollars of infrastructure were invested in this ranch. With a feedlot, the current owners have held over 2000 animals but the is the capacity to raise more. Several paddocks with drill stem fencing and alleyways, wind fences, amazing sorting pens, and loading chute like you've never seen before. Weigh Scale, silage pit, grain bins, and many very useable buildings (see outbuilding remarks for more info). There is an extensive water system to support the capacity of the feedlot and all houses and buildings. No dollar was spared in the development of these buildings and they are a must-see. There is a large backup generator that automatically goes on if the power goes out (which is not very often). The main house, the owner's private house, and the guest cabins are very nicely custom-built with a great Western feel and high-end Wolf appliances in the main house and in the kitchen dining area of the guest cabin. The Vision of the man who designed this ranch was to cater to guests who visit the ranch or to buy livestock. There is a very nice bar-style reception Hall. The owners have held bull sales here with 100s of guests in attendance and have also done well with short-term renting the guest cabins. There are tons of uses for this Ranch whether you are a family looking to

grow your cow/calf operation, in the purebred business, or a Colony - this ranch is perfect!