



GRASSROOTS
REALTY GROUP

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50029 Township Road 37-0
Rural Clearwater County, Alberta

MLS # A2232316



\$799,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	Mobile Home-Single Wide		
Size:	1,766 sq.ft.	Age:	1994 (31 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	102.12 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Laminate, Linoleum	Sewer:	Lagoon
Roof:	Asphalt	Near Town:	Caroline
Basement:	-	LLD:	36-36-5-W5
Exterior:	-	Zoning:	A
Foundation:	Block, Wood	Utilities:	Natural Gas Connected
Features:	Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Major Use: Hay, Pasture

Perfect hobby farm setup! 102 acres with a mix of arable land and pasture, plus direct access to the North Raven River—famous for its trout fishing. Approx. 70 acres previously in hay, currently used as pasture. Property is perimeter and cross fenced. Mature trees and a private, landscaped yard with valley and river views. 3 bed, 2 bath mobile home with large addition and covered deck. Big 40'x50' finished shop with heat, 220 power, 12,000 lb hoist, mezzanine, and 20' lean-to. \$4,100 annual oil revenue and only 2 km off pavement. A peaceful country lifestyle with space for animals, recreation, and more.