



**GRASSROOTS**  
REALTY GROUP

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**62033 Township Road**  
**Rural Clearwater County, Alberta**

**MLS # A2234878**



**\$949,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Agricultural, Cattle		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Single Garage Detached		
<b>Lot Size:</b>	153.38 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	-	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt	<b>Near Town:</b>	Rocky Mountain House
<b>Basement:</b>	-	<b>LLD:</b>	6-40-6-W5
<b>Exterior:</b>	-	<b>Zoning:</b>	A
<b>Foundation:</b>	Other	<b>Utilities:</b>	Electricity, Natural Gas
<b>Features:</b>	-		

**Major Use:** Beef

Only 5 minutes northeast of Rocky Mountain House and under an hour from Red Deer, this 153-acre country retreat offers the perfect blend of functionality and rural charm. Flat, fertile land is divided between productive hay fields and fenced pasture, currently supporting 30 cow/calf pairs with ease. 59 acres are in cultivated hay land (200 round bales 1,400 lbs a piece) with the remainder in lush pasture. As an added bonus, the property receives \$3,900/annum in surface lease revenues. The property is fully equipped for a working farm or hobby operation. Infrastructure includes a new 40' x 30' metal calving barn, 40' x 60' heated shop with dual lean-tos, steel panel corrals with an electric waterer, Hi-Hog squeeze chute, and multiple round feeders. A large dugout provides a reliable water source for livestock. The 2016-built, 1,520 sq. ft. manufactured home sits on screw piles and features a full-length front porch, 3 bedrooms, 2 full bathrooms, and an open-concept kitchen with dual entry and full appliance package. Additional amenities include a chicken coop, large garden, and natural gas backup generator paired with a 1,200 kW solar panel system for redundant power supply. Services include a 115' well producing approx. 15 GPM, a septic tank with grey water dispersion, and natural gas heating. Wildlife is abundant with regular visits from deer, moose, and songbirds, creating a peaceful, natural setting. Whether you're looking for a productive farm, a recreational retreat, or a self-sufficient rural homestead, this property delivers. 1 hr 50 min to North Calgary | 50 min to Red Deer | 15 min to Rocky Mountain House Measurements in home are approximate. Please verify if important.