



GRASSROOTS
REALTY GROUP

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TWP 314
Rural Bighorn No. 8, M.D. of, Alberta

MLS # A2245154



\$2,500,000

| | | | |
|------------------|--|---------------|---|
| Division: | NONE | | |
| Cur. Use: | Cattle, Grazing, Horses, Hunting, Pasture, Ranch | | |
| Style: | 2 Storey | | |
| Size: | 0 sq.ft. | Age: | - |
| Beds: | 3 | Baths: | 1 |
| Garage: | Gravel Driveway | | |
| Lot Size: | 1365.00 Acres | | |
| Lot Feat: | Secluded, See Remarks, Views | | |

| | | | |
|--------------------|--|-------------------|------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Tile, Wood | Sewer: | - |
| Roof: | Metal | Near Town: | Sundre |
| Basement: | Finished, Full | LLD: | 28-31-7-W5 |
| Exterior: | Log | Zoning: | AG |
| Foundation: | Wood | Utilities: | - |
| Features: | Beamed Ceilings, Breakfast Bar, Built-in Features, Natural Woodwork, Open Floorplan, Wood Counters | | |

Major Use: Beef, Equestrian, Pasture, Recreational

FOR SALE BY PHASED TENDER. Discover an outstanding chance to acquire 1365 acres, 170 acres freehold and 1,195 acres leasehold with a 10-year renewable lease with an annual lease rate of \$2,128.46 plus taxes of \$562.35 for a total cost of \$3,118.19. Combined, these offer a superb blend of ranching and recreational real estate in Alberta's picturesque foothills. This amazing property is connected to roughly 70,000 ACRES OF CROWN LAND DIRECTLY ACCESSIBLE FROM THE PROPERTY! The ranch headquarters is thoughtfully equipped with a charming traditional log cabin that features stainless steel appliances, a wood-burning stove, three bedrooms, one bathroom, wood and tile flooring and plenty of windows to enjoy the rare and breathtaking views. Outside, you'll find a 40x60 Quonset barn, an older corral system and a 30x40 barn with a loft, ready to support a smooth operational transition for experienced cattle producers or outdoor enthusiasts alike. Located just 24 miles southwest of Sundre, this ranching operation sits along the scenic south bank of the Red Deer River, offering panoramic views, natural and breathtaking beauty and productive land. The property features a balanced mix of open meadows, treed areas, numerous natural springs, and fertile pastureland delivering excellent grazing potential. The grazing lease can support up to 233 AU that maybe creased with application. The parcel is naturally secured with the river forming a robust northern boundary. South of the property, there is public land that can be grazed by cattle with an application process and would also be valuable for recreational use. With its prime location, proven productivity, and solid infrastructure, this property presents a rare investment opportunity for seasoned ranchers, recreation buyers, or anyone looking to expand into Alberta's sought-after ranching

territory. NOTE THAT THE LIST PRICE IS THE OPENING TENDER.