



GRASSROOTS
REALTY GROUP

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344066 Range Road 45
Rural Mountain View County, Alberta

MLS # A2246965



\$2,199,000

Division:	NONE		
Cur. Use:	Agricultural, Cattle, Farm, Grazing, Horses		
Style:	Bungalow		
Size:	0 sq.ft.	Age:	1980 (45 yrs old)
Beds:	-	Baths:	-
Garage:	Double Garage Detached		
Lot Size:	160.00 Acres		
Lot Feat:	-		

Heating:	-	Water:	Well
Floors:	-	Sewer:	Open Discharge, Septic Field
Roof:	Metal	Near Town:	Sundre
Basement:	-	LLD:	6-34-4-W5
Exterior:	Composite Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Propane
Features:	-		

Major Use: Calf, Cow, Hay, Mixed, Pasture

If you've always dreamed of the perfect farm setting, there's no need to look any farther than right here! This farm comes complete with a well thought out farm yard starting with two homes (2511 & 1231 sq ft), a 40x60 shop, a 40x80 quonset that can double as a riding area for training, 2 wells, really cool hip roof barn and corrals with shelters for your critters. With 102 acres of pasture(30 pairs +/-) and 41 acres in hay, this is the perfect starting package for the would be farmer. Located 15 minutes NE of Sundre on a dead end road, close to the Big Red Deer river, the setting is not only peaceful, it's a handy distance to Sundre, Olds, Red Deer or Calgary. If you're into golf, Forest Heights Golf Course is 1/2 a mile up the road. AND.....2 major bonuses? The incredible Rocky Mountain view and \$16,000+ in revenue!! Well set up and well cared for farmsteads on full, uncut, quarters are a rarity today and the opportunities are endless with this beauty. Call your favorite REALTOR today and come have a look at this gem before it's gone!