



GRASSROOTS
REALTY GROUP

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30217 5-4 Township
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2248675



\$1,985,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	5	Baths:	2
Garage:	-		
Lot Size:	158.97 Acres		
Lot Feat:	-		

Heating:	-	Water:	Well
Floors:	-	Sewer:	Septic Field
Roof:	-	Near Town:	Pincher Creek
Basement:	-	LLD:	22-5-30-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Beef, Calf, Cow, Equestrian, Hay

Rare Opportunity – 158.97 Acres with Home, Shop, and Exceptional Grazing Land Just south of Pincher Creek, this beautiful property offers a unique chance to own prime agricultural land with stunning mountain views, abundant water, and multiple purchase options. Buy the full 158.97 acres with residence, shop, and grazing land, or choose between the two individual parcels to suit your needs. Option 1 – Full Package (158.97 Acres) • 152.5 acres of productive, well-fenced grazing land with multiple cross-fences • 6.47-acre parcel featuring a 2,000 sq. ft. home, heated shop, and cold storage • Two scenic ponds, one with an elevated upper bench overlooking the valley and mountains—ideal for a future build site or peaceful retreat • Excellent mix of open pasture and treed areas that attract wildlife • Municipal road access from both the north and west sides Option 2 – Grazing Land Only (152.5 Acres) • Quality grazing land with hay production potential • Good fencing, cross-fencing, and natural shelter from tree stands • Two ponds, one with a prime view site • Road access on north and west boundaries Option 3 – Acreage with Home & Shop (6.47 Acres) • Spacious 2,000 sq. ft. home • Heated shop and additional cold storage • Well-kept yard and easy access to the main road Whether you're looking to expand your herd, establish a homestead, or invest in highly desirable farmland, this property offers flexibility and incredible potential. MLS# A2248418 (House & 6.47 acres) MLS # A2248528 (bare land)