



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

34212 Range Road 53
Rural Mountain View County, Alberta

MLS # A2249880



\$975,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	76.62 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Many Trees, Pasture, Rolling Slope, Sloped		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Sundre
Basement:	-	LLD:	16-34-5-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Equestrian

Freshly subdivided 76.62 acre equestrian farm bordering the James River. Formerly the James River Horse Palace, this property is priced to sell and just waiting for someone with vision to turn it back into the once thriving, training and boarding facility that so many loved and miss. The 192 X 100 arena and barn(arena 70 X 174) are just waiting, and ready, to be filled with the hustle and bustle of horses, riders, coaches, spectators and whatever else comes with a busy equestrian facility. If your dream is to own a facility like this, now is the time! There's an additional 130 X 200 outdoor arena below the house on the river flat that's been used for barrel jackpots and whatever else that's come along. The 2253 square foot home is nicely removed from the arena so it's the perfect refuge after a long day in the barn. There's also a fully rigged shop for any machinery repairs or welding tasks you may encounter in your day. Did I say there's a river? ...The James River is your north boundary so if you like to fish after a long day in the barn, fill your boots! This property needs to be seen to be appreciated! Call your REALTOR today and avoid being disappointed.