



GRASSROOTS
REALTY GROUP

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12-20-4W5
Rural Foothills County, Alberta

MLS # A2256683



\$8,750,000

Division:	NONE		
Cur. Use:	Agricultural, Cattle, Ranch		
Style:	2 Storey Split		
Size:	1,800 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	Double Garage Attached		
Lot Size:	640.00 Acres		
Lot Feat:	Farm, Native Plants, Pasture, Rolling Slope, See Remarks, Views, Wooded		

Heating:	Forced Air, Natural Gas	Water:	Spring, Well
Floors:	-	Sewer:	Septic Field, Septic Tank
Roof:	-	Near Town:	Turner Valley
Basement:	-	LLD:	12-20-4-W5
Exterior:	-	Zoning:	A
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Beef, Cow, Hay

Welcome to the RL7 Ranch, one of Southern Alberta's most exceptional ranch properties. This 640 acre deeded section of the RL7 Ranch is located on the Eastern Slopes of the Alberta Rockies, featuring lush native grassland, stands of mature spruce and aspen, picturesque benches and ridges with elevations ranging from 4370' to 4920'. Every part of the ranch offers commanding views of prominent Eastern Slope landmarks. Rich in varied water resources, there are numerous developed wells, flowing springs, and dugouts that are dispersed throughout the property. Newly established hay fields encompass 200 acres and the highly productive soils have never required synthetic fertilizers. This section of the RL7 Ranch is located in a prime natural corridor only one mile from 1500 square miles of Kananaskis Country, with no other housing or development on the Western or Southern boundaries, which both border Crown Land! This parcel is situated on the Eastern flank of John Ware Ridge, in an area made of larger holdings and absent of all oil and gas development. Resident wildlife includes elk, deer, moose, wild turkey, and bear, while waterfowl nest on the larger dugouts. There is abundant forage for both livestock and wildlife. The ranch has two well-updated homes, originally built in the 80's and 60's, that could be owner occupied or generate reliable rental income. The main house is ~1800sf w/ 3 beds & 3 baths & dbl attached garage. The second house is ~1000sf w/ 3 beds & 1.5 baths. A large heated shop (2000sf) and a second equipment shed (2000sf) provide additional working/storage space. The fencing is robust, with significant updates, and there is a very complete livestock handling system. All infrastructure has been designed with an awareness and sensitivity to the land and responsible resource management, as well as

maintaining the quality of operations for generations to come. The RL7 Ranch is located quietly away from major traffic, two miles from asphalt on well maintained Foothills County roads. Access is convenient to Hwy 22 South or Hwy 546 and this expansive ranch is only 9 minutes to Diamond Valley, 30 minutes to SW Calgary or 60 minutes to Calgary International Airport. It is exceptionally rare for a parcel of this size to come available, even rarer to be complete as a working ranch! This is an opportunity not to be missed!