



GRASSROOTS
REALTY GROUP

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**157 Acres Snake Trail
Rural Pincher Creek No. 9, M.D. of, Alberta**

MLS # A2262209



\$1,100,000

Division: NONE

Lot Size: 157.06 Acres

Lot Feat: Corner Lot, Many Trees, Pasture, Views

By Town: Cowley

LLD: 11-8-1-W5

Zoning: AG

Water: Well

Sewer: -

Utilities: Electricity

Wow!! Nestled back on the southern edge of the Porcupine Hills sits this fabulous 157 acres, along the Snake trail, North of Cowley, with probably the most spectacular view in Southern Alberta, Here is your opportunity to own a pasture parcel, with lots of grass and lots of water. Hike or ride up to the top of the quarter amongst the Spruce and Pine trees and breathe in the incredible 360-degree view of the snowcapped Rocky Mountains, including the Livingstone Range, Castle and Waterton Mountains right down to "Old Chief" at the Montana border. There is a developed driveway to a wonderful building site, beside the evergreens and sculptured sandstone outcroppings. This site is serviced with power and a drilled well, all ready to build a cabin or your family dream home. The native pasture, is fully fenced, has been well managed, and has not been grazed this year, and for your four-legged friends, the 15 gal per minute well is a great water source for your home and livestock. Close to fishing, skiing, and just two minutes north of the Old Man River reservoir, this is a recreational Dream. You can own this incredible getaway, whether you want to expand your land base, start your Ranch, or just a weekend getaway, you are going to enjoy ranch life and the beauty in the South end of the Porcupine Hills. Wow!! A realtor must be present for all viewings. The List Price does not include any applicable GST. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day. Please do not enter property without permission.