



**275083 Twp Rd 41
Hill Spring, Alberta**

MLS # A2267528



\$899,900

Division:	NONE		
Cur. Use:	Cattle		
Style:	Bi-Level		
Size:	1,280 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Garage Faces Front, Gravel Driveway, Off Street, Single Garage Attached		
Lot Size:	40.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Pasture, Rectangu		

Heating:	High Efficiency, Forced Air, Natural Gas, Wood	Water:	Cistern, Well
Floors:	Laminate, Wood	Sewer:	Septic System
Roof:	Metal	Near Town:	Hill Spring
Basement:	Full	LLD:	7-4-27-W4
Exterior:	Brick, Masonite	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks, Vinyl Windows		

Major Use: Beef

What a stunning view! This 40 acre more or less farm with residence next to Hill Spring has gorgeous views of the southwest rockies with a beautiful wetland on the northeast corner. Currently used as a cattle operation, this farm comes with a 1276 square foot house, well appointed with large living areas upstairs and down as well as a wood burning stove for added ambiance. Already set up with corrals, metal clad shop, barn, carpenter shop, and chicken coop, this property would allow easy startup for anyone looking to start a cattle operation. 22 Acres water rights available