



**GRASSROOTS**  
REALTY GROUP

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**Range Road 6.2**  
**Rural Clearwater County, Alberta**

**MLS # A2269590**



**\$619,000**

Division:	NONE
Lot Size:	152.00 Acres
Lot Feat:	-
By Town:	Rocky Mountain House
LLD:	23-38-6-W5
Zoning:	AG
Water:	See Remarks
Sewer:	-
Utilities:	None

Private Quarter Section Bordering Thunder Lake &ndash; A Rare Find! If you&rsquo;ve been dreaming of a private retreat tucked away from the world, this secluded quarter section delivers everything you&rsquo;ve imagined Just S of Hwy 11, at the very end of a quiet No-Exit road, the property opens to pasture, hay,&nbsp;a peaceful landscape of mature Spruce & Poplar trees,&nbsp;and pure tranquility.&nbsp;&nbsp;A cozy cabin sits nestled among the mature timber, offering quiet mornings, crackling evenings & total seclusion with a high windbreak fence that wraps the yard in privacy. Wander a little farther and you&rsquo;ll find your own treehouse hideaway&mdash;a magical perch perfect for reading, relaxing, or simply watching deer and moose meander through the bush. Fully fenced & cross-fenced, making it ideal for cattle, horses, or simply enjoying the freedom of wide-open space. With its productive land base, it also offers strong long-term value&mdash;space to grow & breathe, and an investment that works while you enjoy it.&nbsp;Bordering Thunder Lake, surrounded to the S & SW by wildland and forest, the property truly is off the beaten path. Your closest neighbours are the wildlife: deer, moose, coyotes, songbirds, and countless migratory visitors. The lake, while shallow & not ideal for swimming or fishing, it adds a beautiful backdrop & draws an abundance of birdlife & natural quiet. Walking the trails here feels like stepping into a different world&mdash;just water, wilderness & a gentle breeze.&nbsp;&nbsp;The taxes are currently just \$79/year, the small Gas Riser that is only about 6ft square, provides an access road & \$4,400/yr Income!&nbsp;The&nbsp;power line along the N boundary makes for easy installation&nbsp;& with&nbsp;excellent water in the area&mdash;the adjacent owners well is producing 34 gpm of soft water.&nbsp;&nbsp;This isn&rsquo;t just land&mdash;it&rsquo;s a lifestyle. A peaceful getaway, a place to build your dream, or a weekend escape wrapped in nature&rsquo;s best. If you&rsquo;re seeking privacy, space, and a truly special piece of Alberta countryside, this quarter section is one you won&rsquo;t want to miss.