



GRASSROOTS
REALTY GROUP

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**39-3 Township Road
Rural Clearwater County, Alberta**

MLS # A2270523



\$675,000

Division: NONE

Lot Size: 150.86 Acres

Lot Feat: -

By Town: Rocky Mountain House

LLD: 21-39-5-W5

Zoning: AG

Water: Spring

Sewer: -

Utilities: -

Discover 150 acres of opportunity east of Rocky Mountain House -a perfect blend of productive farmland (approx. 30 acres), and pastures to support 30 cow/calf pairs all generating steady rental income in past years. The property also includes annual oilfield revenue of \$3225, adding to the appeal of a smart investment. Explore the rest of the land and you'll find a stunning mix of mature forest, open meadows, and natural seasonal spring water source-ideal for livestock, recreational or simply enjoying peaceful surroundings. Whether you're expanding your agricultural operation or seeking a private retreat in Alberta's West Country, this property offers both potential and adventure in every direction.