



**GRASSROOTS**  
REALTY GROUP

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**412054 Range Road 6-2**  
**Rural Clearwater County, Alberta**

**MLS # A2274862**



**\$900,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,046 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	154.70 Acres		
<b>Lot Feat:</b>	Pasture		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	15-41-6-W5
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Natural Gas Connected
<b>Features:</b>	See Remarks		

**Inclusions:** Basement fridge, water softener

154 acres located on a no exit road north east of Rocky Mtn. House. Approximately 100 acres of arable land that has been used as pasture over the past few years. The residence is a 16 x 66' manufactured home that was custom built in 1984 and moved onto the existing preserved wood foundation. The main floor features a front end living room with a central kitchen/dining room (note the dishwasher was new in November), small bedroom, four piece bathroom and main bedroom at the far end. Downstairs is a rec room with a walk out on the north side, bedroom, office or storage room, and a large laundry room. The 40 x 60' Quonset has a concrete floor and a 16' mezzanine at the south end. There is an older set of corrals and stock waterer, and a wood boiler that services the house but has not been used in several years. Two surface leases on the property with annual incomes of \$2100 and \$2800.