



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

53312 Range Road 105
Rural Yellowhead County, Alberta

MLS # A2139806



\$1,050,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,270 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	318.02 Acres		
Lot Feat:	Cleared, Farm, Garden, Landscaped, Lawn, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Dugout, Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Open Discharge, Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	19-53-10-W5
Exterior:	Composite Siding, Concrete	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows		

Inclusions: N/A

Make your ranching dreams come true in Yellowhead County with this rare and ready-to-go 320-acre farm, located just 4 km south of Chip Lake and minutes from pavement. Comprised of two adjoining quarter sections, this fully cleared and highly functional property is perimeter and cross fenced, with a strong mix of pasture and hayland that's been managed using rotational and bale grazing for the past seven years. It's an ideal setup for a young farmer starting out or a seasoned producer looking to expand with ease. The south quarter features a well-maintained 3-bedroom, 2.5-bathroom bungalow with a full basement and recent upgrades throughout. The attached oversized double garage has been converted into a farm product processing space, but could easily be restored to its original use. The developed farmyard offers serious infrastructure, including a 40'x80' steel-clad shop/barn with 220v power, nine steel corrals, four automatic stock waterers, multiple open-faced animal shelters (24'x40' and 24'x50'), and a dugout. Reliable water access is ensured with 2 drilled water wells spread across the property. The north quarter is fenced specifically for bison and includes its own power service, a drilled well, pump house, two Ritchie automatic waterers, and a hydrant—making it fully independent and ready for livestock. This quarter can support a separate herd or expansion into niche markets like bison or specialty breeds. With no chemical use on the property for over three years, this land is also eligible for organic certification, offering additional market potential. Access is easy via a quiet dead-end road just two minutes off the main route, providing the perfect mix of seclusion and convenience. The nearby communities of Wildwood and Evansburg offer essential services such as schools, banks, grocery and

hardware stores, UFA, and community centers—making this a great place to live, work, and raise a family. Whether you're just starting out or ready to grow your operation, this thoughtfully developed ranch property is a rare find in Alberta's cattle country.