



**53312 Range Road 105**  
**Rural Yellowhead County, Alberta**

**MLS # A2139806**



**\$1,100,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,771 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	318.02 Acres		
<b>Lot Feat:</b>	Cleared, Farm, Lawn, Garden, Landscaped, Pasture		

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

**Inclusions:** N/A

Make your ranching dreams come true in Yellowhead County! With two adjoining quarter sections, perimeter fenced and cross fenced, just bring the cows and watch the grass grow! Both quarters have been fully cleared and are in pasture and hay. This unique property is situated on a dead end road just 2 minutes from pavement, and 4km south of Chip Lake near Wildwood. The south quarter features a 3-bedroom, 2.5 bathroom bungalow with recent upgrades and full basement. The oversized 2 car attached garage has been converted to a farm product processing area, but could easily be converted back to a garage. The developed farm yard includes a 40'x80' steel clad shop/barn with 220v power. Spread out on the grounds are 9 steel corrals with 4 automatic stock waterers and several open-faced animal shelters in size 24'x40' and 24'x50'. The north quarter has been fenced for Bison, has its own drilled water well, power service, pump house, two Ritchie automatic stock waterers and hydrant. Rotational grazing and bale grazing has been practiced for the last 7 years to help boost forage production! With no chemical usage on this property for over 3 years it could easily be certified organic as well! The nearby communities of Wildwood and Evansburg contain all essential services including schools, banks, grocery stores, hardware stores, community centers, and UFA!