



**70065 Highway #40
Benchlands, Alberta**

MLS # A2159847



\$6,999,000

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	0 sq.ft.
Zoning:	CRES

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Electricity Connected, Electricity Paid For
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	Septic Field, Septic Tank	Lot Feat:	-
Inclusions:	Stainless steel water tanks and piping needed to collect and transfer aquifer water		

-----W A T E R BEAUTIFUL POTABLE WATER-----83.54 acres of beautiful forested/pastured land overlooking and including a portion of the Ghost River just +30 minutes west of Cochrane Alberta. This parcel has been granted a permit for up to 17 acre feet of aquifer water or approx 4,500,000 canadian gallons of aquifer water. This lisenace was issued under the provisions of the WATER RESOURCES ACT, is current and under the same granting authorization does NOT expire. The 83 acres has approx 30 acres of pasture and 53 acres of forest. An eastern portion of the parcel is very close to the village of Waiparous and with proper application to the M.D. OF BIGHORN could result in a desirable subdivision. The property shows the historic value of the ranching industry in this country and there is a horse shelter, quonset, hired hand bunkhouse, general purpose shed, etc located in a building cluster. The 1986 ranch home is a Lindel Cedar walkout bungalow with large decks on two sides which take full advantage of the pristine view of the ghost river and foothills. All the afore mentioned while useable are in need of some repair and T.L.C. but priceless in their unique beauty. WATER is the #1 resource commodity of the future and is being touted as the one to invest in today.

----- WATER IS # 1-----