



GRASSROOTS
REALTY GROUP

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36033 Range Rd 40
Rural Red Deer County, Alberta

MLS # A2185495



\$1,499,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. **Age:** -

Beds: - **Baths:** -

Garage: -

Lot Size: 157.89 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Spruce View

Basement: -

LLD: 6-36-3-W5

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Mixed

158-Acre Agricultural Property in Red Deer County, located in Alberta's prestigious recreational corridor, offering access to trophy hunting, trout fishing along the Raven River, hiking, horseback riding, and more. Comprising two separate titles, this offers an ideal blend of agricultural potential and recreational opportunities, providing a rare chance to own a versatile parcel in the heart of Alberta's natural beauty. With 74.5 acres of good cropland and 83.5 acres dedicated to a private homestead and pasture, this land is perfect for farming, ranching, or other business ventures. The property is also fully equipped for livestock operations, with a quality steel corral setup, including a complete cattle handling system, and is fully perimeter fenced. Whether you are looking to expand your farming or ranching operations, start a new business venture, or simply enjoy the serenity of rural living, this versatile land provides endless possibilities. Zoned for agriculture, it offers tremendous development potential. Nestled in Red Deer County, this secluded property is shielded from the main road, ensuring complete privacy for your homestead. Access to the cropland is convenient via a gravel road, making it ideal for farming and operations. Charming Heritage Residence built with solid fir and a durable tin roof, this home has the historic feel and presents an excellent opportunity for improvement and customization, requiring updates and personal touch. Spacious Living Areas. Main Floor has a generous kitchen and living room, sunken family room, one bedroom, a small bathroom, and laundry room. Upper Floor: Three additional bedrooms and a rumpus room. Heating: The home features a cozy wood-burning stove, ensuring warmth and comfort throughout the year. Utilities: Three wells (1 soft water, 2 hard water), a water filtration system, and a newer septic system (installed in

2017). Only the 2 hard water wells are in use. Extensive Farm Infrastructure. Barn: A robust metal structure featuring 8 large birthing/bull stalls, complete with bathing area, power, and water access. Quonsets: Large Quonset (40 x 120 ft): Equipped with 12 metal stalls, this space is ideal for horses and comes with power. Medium Quonset (40 x 60 ft): Designed for riding with straight sides and a stage for auctions, with power. Additional Buildings: A large 120-ft metal shed with multiple bays and a drive-through area, including an oil pit in the garage. A 200-ft bull shelter with 6 paddocks, auto-waterers, and heavy-duty steel fencing. Several three-sided shelters for livestock (new and old). Livestock Handling: A complete cattle handling system, with 16 interlocking pastures and 14 auto-waterers on cement pads (not all in use). Do not miss out on this unique opportunity to own a premium piece of Alberta's agricultural heartland!