



GRASSROOTS
REALTY GROUP

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

**61034 Twp Road 18-5
Warner, Alberta**

MLS # A2194472



\$1,390,000

Division:	NONE		
Cur. Use:	Agricultural, Cattle, Farm, Grazing		
Style:	Bungalow		
Size:	2,571 sq.ft.	Age:	1999 (26 yrs old)
Beds:	6	Baths:	4
Garage:	-		
Lot Size:	160.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Pasture, Views		

Heating:	Forced Air	Water:	Dugout
Floors:	-	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Near Town:	New Dayton
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	7-6-18-W4
Exterior:	-	Zoning:	Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Major Use: Cow, Feed Lot

This 160-acre working farm is the perfect opportunity for farmers or ranchers looking to expand or start their agricultural journey. Less than 30 minutes south of Lethbridge, the property features a 6-bedroom, 4-bathroom, comfortable and spacious home that provides plenty of room for your family or farm staff. A large 40x60 heated shop, livestock facilities, and multiple outbuildings, making it a fully functional farm. The property is primarily seeded and offers ample space for grazing or crop production. With excellent water resources including a creek running through the property that fills a dugout and provides water to a 6,000-gallon cistern. These sources ensure an ample supply of water. The property comes with an emergency back-up generator and an auto transfer switch, ensuring your operations continue without interruption, even during power outages, with the ability to run the whole yard on emergency power; this is a property designed for efficiency and long-term sustainability. The combination of water sources, livestock-ready infrastructure, and reliable power systems makes this property a sustainable and efficient working ranch. Enjoy the peacefulness of rural living while being less than 30 minutes from Lethbridge, giving you quick access to city amenities. This is a rare opportunity to own a well-equipped, fully functional farm property with everything a modern rancher could need. From the spacious home to the livestock facilities and reliable water systems, this property is ready for you to move in and start working.