



GRASSROOTS
REALTY GROUP

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on Highway 22
Rural Clearwater County, Alberta

MLS # A2207784



\$825,000

Division: NONE

Cur. Use: Agricultural, Pasture

Style: -

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

Beds: - **Baths:** -

Garage: -

Lot Size: 157.00 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Rocky Mountain House

Basement: -

LLD: 36-37-7-W5

Exterior: -

Zoning: Agriculture

Foundation: -

Utilities: -

Features: -

Major Use: Mixed, Pasture, See Remarks

A Rare find. Full Quarter on pavement south of Rocky Mountain House. Owned by the same family for 3 generations since 1960 this quarter is a nice mixture of pasture, hay and stands of treed pasture areas. 78 acres of pasture, 29 acres of hay land and 27 acres of bush pasture. With a dug out and small creek plenty of water to run your cow/calf pairs and live stock. There are many locations to build a home or potential for subdivisions by approval from Clearwater County. The land is currently leased out for 2025, the local farmer is willing to continue to lease. The current rent is \$5000.00/year. There is one oil well lease on the property with CNRL of \$3760.00 per year. The surface lease includes the access road which will remain. There are no services on property or buildings. The perimeter is fenced.