

\$825,000 - On Highway 22, Rural Clearwater County

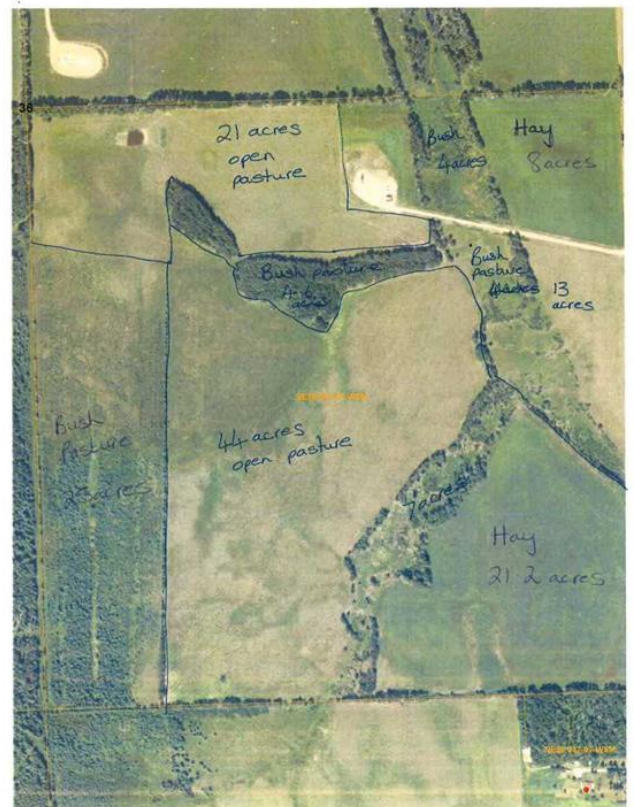
MLS® #A2207784

\$825,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 157.00 Acres

NONE, Rural Clearwater County, Alberta

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.



Essential Information

MLS® #	A2207784
Price	\$825,000
Bathrooms	0.00
Acres	157.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address On Highway 22

Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A4

Additional Information

Date Listed	April 1st, 2025
Days on Market	19
Zoning	Agriclture

Listing Details

Listing Office	Royal Lepage Tamarack Trail Realty
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.