



GRASSROOTS
REALTY GROUP

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70065 Highway #40 Highway
Rural Bighorn No. 8, M.D. of, Alberta

MLS # A2241099



\$5,999,999

Division:	NONE
Type:	Mixed Use
Bus. Type:	Agriculture
Sale/Lease:	For Sale
Bldg. Name:	none
Bus. Name:	-
Size:	0 sq.ft.
Zoning:	CRES

Heating:	Wood, Wood Stove	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Cedar Shake	Utilities:	-
Exterior:	Cedar	Parking:	-
Water:	-	Lot Size:	83.54 Acres
Sewer:	Septic System	Lot Feat:	Farm, Many Trees, Sloped Down, Treed, Views
Inclusions:	none		

-----WATER BEAUTIFUL AQUIFER POTABLE WATER----- 83.54 acres of beautiful forested/pastured land overlooking and including a portion of the GHOST RIVER just about one half hour west of COCHRANE ALBERTA. This property has been granted a permit for up to 17 acre feet of aquifer water or approx 4,500,000 canadian gallons of aquifer water yearly. This aquifer flow has never stopped in the time the father of the current owner purchased the property as a homestead. The property was purchased from the C.P.R. in 1921 and has been family owned since then. This 83.54 acre parcel was created along with one more parcel by way of subdivision on the 28th of february 1990. The water lisenace was issued under the provisions of the WATER RESOURCES ACT and is current The same authorization for the 17 acre feet yearly DOES NOT EXPIRE. The 83 acres has approx 30acres of pasture on the east and 53 acres of pasture /standing forest on the residual. The eastern portion 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 bunk house, general purpose storage shed and other assorted out buildings. The 1986 ranch house 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 the foothills. All of the afore mentioned are in need of some repair and TLC. but priceless in their unique beauty. WATER is the #1 commodity of the future and is touted as the #1 investment in todays market.

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