



**Hwy 774**  
**Rural Pincher Creek No. 9, M.D. of, Alberta**

**MLS # A2279278**



**\$1,200,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	160.00 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	Spring
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Beaver Mines
<b>Basement:</b>	-	<b>LLD:</b>	9-6-2-W5
<b>Exterior:</b>	-	<b>Zoning:</b>	AG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Pasture

A quarter section of land set in the foothills near Pincher Creek, featuring a mix of open grassland, pockets of trees, rock outcrops, and natural springs. The property includes alpine-style meadows suitable for grazing, with mountain ranges to the south and west providing shelter and a scenic backdrop. The varied terrain supports livestock use and offers excellent wildlife habitat, making it well suited for agricultural operations with added recreational value.