



GRASSROOTS

REALTY GROUP

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394075 Range Road 5-5
Rural Clearwater County, Alberta

MLS # A2281501



\$325,000

Division: NONE

Lot Size: 37.36 Acres

Lot Feat: -

By Town: Leslieville

LLD: 29-39-5-W5

Zoning: Ag

Water: Dugout

Sewer: -

Utilities: -

Bigger than your average acreage, this 37 acre parcel along Hwy 598 is zoned Ag with lots of potential for a small hobby farm. There is some perimeter fencing, the owners used electric fence in the past to rotationally graze cattle, and a dugout on the west side. There's also an existing lease road leading to an In Play Energy surface lease that generates \$4200/year but it is slated to be reclaimed through the Orphan Well Program (will likely be a few years before that is completed). A second approach is in place along the west municipal road. Note the taxes have not yet been assessed and the property line extends further east than the fence line. The balance of the quarter to the south with the home and farm site is also available for \$1,390,000, mls A2286189.