



**GRASSROOTS**  
REALTY GROUP

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14123 Township Road 404  
Rural Flagstaff County, Alberta

MLS # A2314162



**\$731,900**

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	104.65 Acres		
Lot Feat:	-		

Heating:	-	Water:	Well
Floors:	-	Sewer:	Septic Field
Roof:	-	Near Town:	Forestburg
Basement:	-	LLD:	23-40-14-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Beef, Pasture

This is a picturesque Hobby/Cattle Farm along the breathtaking Battle River Valley~a landscape where the rolling hills meet a winding river below and the farm and ranch life set the pace. This exceptional, HARD TO FIND small-scale cattle farm offers the perfect blend of natural beauty (with frequent wildlife and your own hunting grounds) functional design, and rural tranquility. The current owner currently runs approx. 24 pairs, 5 horses, and 2 bulls. There are also shelters and fencing ready for sheep and chickens as well. He has taken exceptional pride in developing a reliable, convenient, and efficient livestock water system throughout the property-his well planned setup featuring a multiple zoned water distribution system supplying multiple watering locations for animals across the farm-showing his commitment to his animals and the long term care and protection of his well system. There are numerous outbuildings that support livestock operations~ including a 44 x 70 ft shop/machine shed with 220 power; 30 x 48 ft barn with stalls (including each having their own 12' x 36' walkout) birthing pen, and tack room; graineries, animal shelters, waterers, cattle chutes, well maintained handling corrals and some steel fencing, and the property is perimeter fenced. The mature coulees and stands of native trees provide excellent natural windbreaks and shelter for cattle, complemented by the natural spring water access, and excellent forage quality. The home carries the character and simplicity that cowboy and country folks appreciate~solid, comfortable, and connected to the land. It is believed to have been built around 1960 but has had significant upgrades to it~ including new shingles, siding, vinyl windows, flooring, paint, 100 amp electrical, updated bathrooms, and water tank 2025. Situated near Forestburg with a K-12 school, dental and medical office, ambulance

service, curling, golf, hockey and other recreation opportunities, churches, banking and legal services, restaurants and businesses. Larger nearby centers are Stettler or Camrose.