



**14123 Township Road 404  
Rural Flagstaff County, Alberta**

**MLS # A2314170**



**\$731,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	104.65 Acres		
<b>Lot Feat:</b>	Farm, Irregular Lot, Many Trees, Pasture, Private, Rolling Slope, See Remark		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Private, Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	23-40-14-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** negotiable

DO YOU HAVE A HOMESTEADING DREAM? Existing small farmer? This is a picturesque small farm property along the breathtaking Battle River Valley~a landscape where the rolling hills meet a winding river below and your new quiet rural life will set the pace. This exceptional HARD TO FIND small scale farm offers the perfect blend of natural beauty, functional design, and rural tranquility. Situated on the historic coulee of the Battle River~this is a property that you could consider your very own hunting grounds~as the deer and moose are known to frequent. The current owner runs a small cattle farm so it is TURNKEY ready for your horses, your own livestock herd, chickens, and/or sheep. Property is perimeter fenced, with handling corrals, solid fencing and animal shutes, water systems, garden plots, graineries for feed storage, numerous animal shelters and storage sheds. The property consists of native grass pasture and the mature coulees and stands of native trees provide excellent natural windbreaks and shelter for your cattle or horses, 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! You can buy with confidence as this home has had NUMEROUS upgrades over the recent years, including siding, shingles, windows, hot water tank, septic lines to the tank, basement weeping tiles and Blueskin wrap on the foundation, bathrooms, 100 amp electrical, flooring and paint. Situated near Forestburg with a K-12 school, dental, medical, and ambulance service, curling/golf/hockey and other recreation opportunities, churches, banking and legal services, restaurants and businesses. Larger nearby centers are Stettler or Camrose.