



**382027 Range Road 4-5
Rural Clearwater County, Alberta**

MLS # A2314510



\$980,000

Division:	NONE		
Cur. Use:	Grazing		
Style:	Modified Bi-Level		
Size:	1,424 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Carport		
Lot Size:	152.91 Acres		
Lot Feat:	Farm		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	-	Sewer:	Lagoon
Roof:	-	Near Town:	Condor
Basement:	-	LLD:	17-38-4-W5
Exterior:	-	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Paid For
Features:	-		

Major Use: Pasture

FOR SALE BY PHASED TENDER: Offering 152.92 acres (m/l) of versatile pastureland suitable for rotational grazing and long-term operational flexibility, with multiple paddocks separated by electric fencing and access to fresh water. The land consists of approximately 111 acres of improved pasture, 31 acres of native pasture, and 8 acres of waste land, designed to optimize grazing efficiency. The owner reported that the carrying capacity is about 50 cow-calf units annually with pasture to spare. Improvements include a 1955 residence of about 1,424 sq. ft. above grade with 3 bedrooms, 2 bathrooms and a double attached carport. Support buildings include a 40'x80' Quonset, an older 30'x48' shop, a 30'x40' hillside barn, 2 36'x44' open-front animal shelter, 10'x13' open-front animal shelter, 24'x32' open-front animal shelter, and a 46'x96' open-front animal shelter. Each of the larger shelters have 110v power, a hay storage area and a manger. THE SUGGESTED OPENING TENDER IS \$980,000.00