



25020 Hwy 607
Rural Ponoka County, Alberta

MLS # A2315188



\$630,000

Division:	NONE		
Cur. Use:	Horses, Livestock		
Style:	Mobile Home-Single Wide		
Size:	1,237 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	-		
Lot Size:	79.86 Acres		
Lot Feat:	-		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Near Town:	Bluffton
Basement:	None	LLD:	30-43-2-W5
Exterior:	-	Zoning:	AG
Foundation:	Block	Utilities:	Electricity Connected, Propane
Features:	-		

Major Use: Pasture

Exceptional opportunity to own 78 acres of well-equipped countryside perfectly suited for livestock, hobby farming, or rural living with income potential. This versatile property features a 1995 mobile home offering 3 bedrooms and 2 full bathrooms, providing comfortable country living surrounded by wide open Alberta views. The yard site is thoughtfully developed with a double detached garage, greenhouse, raised garden beds, hay shed, corrals, and extensive cross fencing already in place. The property has a mix of bison fencing, and barbed wire, making it ideal for livestock operations while offering flexibility for a variety of agricultural uses. Power to one of the sheds is wired to connect a generator to conveniently provide power during power outages. For those needing additional workspace or commercial functionality, a large area has already been prepared for a truck parking pad, creating excellent potential for trucking, equipment storage, or future expansion. The land is well set up for practical rural living with room for animals, gardening, recreation, and self-sufficiency. An added bonus is the existing oil lease revenue generating approximately \$4,500 annually, helping offset ownership costs. Whether you are looking for a hobby farm, livestock operation, country retreat, or investment with multiple income opportunities, this property offers functionality in a peaceful rural setting.