



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

**MLS # A2316995**



**\$850,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	154.47 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Condor
<b>Basement:</b>	-	<b>LLD:</b>	7-38-4-W5
<b>Exterior:</b>	-	<b>Zoning:</b>	AG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Pasture

Offered for sale by Phased Tender, this versatile 154-acre property offers a rare opportunity in a central location between Red Deer and Rocky Mountain House. The land comprises approximately 92 acres of arable land, 57 acres of pasture and woodland, and 4.64 acres of lake. Currently utilized as pasture, the site has a history of cultivation and is suitable for a range of productive uses. The property is fully fenced and includes a water well (recommended pumping rate of 10 igpm), a pressure system, and an automatic watering fountain to ensure reliable year-round water access. With a combination of farmland, pasture, trees, and lake frontage, the property is well suited for expanding an existing farm or beef operation, or for building a dream home or hobby farm while generating agricultural income. It is conveniently located a short drive from Eckville for town amenities.