



**HiWay 816**  
**Rural Red Deer County, Alberta**

**MLS # A2318279**



**\$950,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Agricultural, Farm, Grazing, Horses, Hunting, Pasture		
<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>	158.97 Acres		
<b>Lot Feat:</b>	Brush, Farm, Meadow, Pasture, Private		

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Red Deer
<b>Basement:</b>	-	<b>LLD:</b>	9-37-25-W4
<b>Exterior:</b>	-	<b>Zoning:</b>	AG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Beef, Equestrian, Recreational

Rare opportunity to own a 158.97-acre turn-key livestock management property in one of Central Alberta's most desirable rural locations. Situated just minutes from the Pine Lake Recreation Area and Pine Lake Store, and only 20 minutes southeast of Red Deer along Highway 816, this exceptional property offers opportunities for livestock producers, equestrian enthusiasts, recreational users, investors, or those seeking a private rural retreat with future subdivision potential. The quarter section is well equipped for livestock and equestrian use, featuring approximately 157 acres of pastureland, including nearly 60 acres of low growing Trembling Aspen groves, with the balance in productive native prairie pasture. Strong perimeter fencing and effective cross-fencing provide an ideal setup for rotational grazing, efficient pasture management, and riding opportunities. Property improvements include a substantial 62' x 64' multi-purpose livestock facility featuring a covered hay storage area, four covered livestock pens, a heated and insulated tack room, comfortable heated office/lounge space, and a secure 62' x 13' insulated storage garage. Additional improvements include a sand-based outdoor riding arena, pipe perimeter fencing, a well-designed wood rail corral system with cattle squeeze, a gravelled parking and livestock unloading area, and a separate pump house along with two concrete livestock waterers that provide water to the pasture areas, holding paddocks, and the sheltered areas. The native grasslands provide excellent grazing potential, while the mature Trembling Aspen groves create natural shelter and shade for livestock. These wooded areas support thriving prairie grasses beneath their canopy and offer additional value through wildlife habitat and recreational enjoyment. The combination of open grassland, mature trees, and rolling prairie landscape

creates a property that is both highly functional and visually appealing. With direct highway access, close proximity to Pine Lake's recreational amenities, and an easy commute to Red Deer, this property offers recreation, a turn-key small livestock operation, and the potential for country living. The quarter remains unsubdivided and presents attractive long-term subdivision potential, subject to Red Deer County approval.