



**725060 Highway 43
Beaverlodge, Alberta**

MLS # A2320154



\$1,900,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	5	Baths:	2
Garage:	-		
Lot Size:	458.68 Acres		
Lot Feat:	-		

Heating:	-	Water:	Well
Floors:	-	Sewer:	Septic System
Roof:	-	Near Town:	-
Basement:	-	LLD:	31-72-10-W6
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Heating
Features:	-		

Major Use: Barley, Beef, Canola, Hobby Farm, Oats, Wheat

An exceptional opportunity to own a farm along the Beaverlodge River. This package includes three full quarter sections on 4 titles, two surface leases and a pipeline riser, generating annual revenue of approximately \$8,850. The property features a well-constructed mid-60s home and a few older pole sheds. There are approximately 250 cultivated acres; the balance of the land consists of mature trees, shrubs, and natural habitat, creating an attractive mix of agricultural productivity and recreational appeal. The home is well-sheltered and has a great view of one of the many sloping benches down to the river flats. The home quarter has Highway 43 going through it, with a 35-acre parcel on the East side of the highway. Access to the farm is directly off Highway 43, and along a sheltered driveway, which takes you to the beautiful landscaped home site. The South quarter can be accessed off Highway 43, the south boundary of this quarter borders the road to Hommy Park. The Northwest quarter of 31 has 2 titles. (East of river-West of river). The eastern portion has bush and some cultivated acres. The west side of the river is mostly all bush that provides a great shelter belt for other land. There are nice sites to build on this quarter. . As the river meanders through this land, it has created wonderful areas for riding or hiking trails, as well as several serene and tranquil sites to build a cabin or a residence. This property has been in the family for over 70 Years. If you want a property with a mile of river bordering it, with close access to the highway, this is for you.