



GRASSROOTS

REALTY GROUP

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**On Township Rd. 372
Rural Clearwater County, Alberta**

MLS # A2321642



\$850,000

Division: NONE

Lot Size: 157.97 Acres

Lot Feat: -

By Town: Rocky Mountain House

LLD: 16-37-6-W5

Zoning: A

Water: Dugout

Sewer: -

Utilities: Electricity at Lot Line, Natural Gas at Lot Line

Full quarter located just east of the Dovercourt Hall — a wonderful stretch of land ready for families dreaming of space, fresh air, and wide-open possibilities. This quarter section is currently set up for pasture, fully fenced and cross-fenced, making it easy to use. A dugout provides a natural water source, and the land itself is mostly level with a few stands of trees that add character and shelter. There are several potential building spots where you can imagine your future home, and Clearwater County guidelines allow for one subdivision, giving you flexibility for the years ahead. The property also offers steady annual income, with surface rental at \$4,100 and pasture rental at \$4,500. The land is already rented for this season. GST applicable. Easy access to view the property— it’s the best way to truly appreciate the peace, space, and potential this property offers.