



**383034 B&C Range Road 42**  
**Rural Clearwater County, Alberta**

**MLS # A2323216**



**\$1,800,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,630 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	156.59 Acres		
<b>Lot Feat:</b>	Cleared, Farm, Lawn, Many Trees, Pasture, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Shared Well, Well
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	Lagoon, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	22-38-4-W5
<b>Exterior:</b>	Other, Vinyl Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Block, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

156+ Acres | 130+ Cultivated Acres | Rental Income | Custom 2,475 Sq.Ft. Barndominium Project Rare opportunity to own a productive, income-generating 156+ acre farm and acreage property just south of Condor in Clearwater County. With over 130 cultivated acres currently leased, a second residence generating rental income, and a stunning custom-built barndominium project well underway, this property offers exceptional flexibility for farming, homesteading, horses, multi-generational living, or investment. The property features two mobile homes with additions, offering approximately 1,630 sq. ft. and 1,253 sq. ft. of living space, mature treed yard sites, garden areas, horse pasture and shelter, and a large heated chicken coop. The impressive shop and future residence measures approximately 47' x 52' with an additional 15' x 11' extension and was built with quality and longevity in mind. Featuring in-floor heat, 200-amp service, solar power infrastructure, and approximately 2,475 sq. ft. of potential residential space on the upper level alone, the building provides an incredible opportunity for a new owner to create a custom home tailored to their own needs and lifestyle. Much of the heavy lifting has already been completed, while still leaving plenty of flexibility to design and finish the living space exactly the way you want it. Properties offering this combination of productive farmland, multiple income streams, extensive improvements, and future residential potential rarely come available. Whether you're looking to expand your agricultural operation, create a self-sufficient homestead, or enjoy the country lifestyle with built-in revenue sources, this unique property delivers outstanding opportunity and long-term value.