



**GRASSROOTS**  
REALTY GROUP

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53032 Range Road 103  
Wildwood, Alberta

MLS # A2323939



**\$2,245,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	Modular Home		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	445.00 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	-	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	-	<b>Near Town:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	4-53-10-W5
<b>Exterior:</b>	-	<b>Zoning:</b>	AG
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Connected, Propane
<b>Features:</b>	-		

**Major Use:** Bison, Hay, Pasture, See Remarks

Turnkey 445-acre ranch located just outside Wildwood at the end of a quiet dead end road. This fully developed property features miles of elk fencing, extensive cross fencing, multiple water sources, and a modern home on a permanent concrete foundation. The home quarter features a 2015 modular home with 3 bedrooms, 2.5 baths, an attached heated garage, sunroom, and hot tub room with cedar interior. Additional features include multiple paddocks and corrals, two stock waterers, livestock shelters, a garden shed, and a 40 ft sea can for storage. Drilled well, septic, and owned propane. The land offers a productive mix of cultivated, hay, and pasture with 60 arable acres, dual artesian streams, and dugouts throughout. Working buildings include a 40x48 heated workshop, a 40x100 barn with full handling facility, a 32x100 building, and additional storage. Multiple fields, rotational grazing setup, corrals, dugouts, and waterers throughout.