



GRASSROOTS
REALTY GROUP

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404031 Range Road 5-2
Rural Clearwater County, Alberta

MLS # A2330819



\$939,900

Division:	NONE		
Cur. Use:	-		
Style:	Mobile Home-Double Wide		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	109.26 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Leslieville
Basement:	-	LLD:	26-40-5-W5
Exterior:	-	Zoning:	A
Foundation:	-	Utilities:	-
Features:	-		

Major Use: See Remarks

109.26 acres of income-producing agricultural land in Clearwater County, minutes north of Leslieville off Highway 761 with easy access to Rocky Mountain House and Red Deer via Highway 11. Three registered oil and gas surface leases generate \$11,250 per year, and the property also includes a rented manufactured home, outbuildings, corrals, and cross-fenced pasture. A working quarter with steady annual income, room to run cattle or horses, and a creek through the land