



GRASSROOTS
REALTY GROUP

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On Range Road 45
Rural Clearwater County, Alberta

MLS # A2335276



\$760,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. **Age:** -

Beds: - **Baths:** -

Garage: -

Lot Size: 150.05 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Condor

Basement: -

LLD: 32-37-4-W5

Exterior: -

Zoning: A

Foundation: -

Utilities: -

Features: -

Major Use: Pasture

Discover the potential of this scenic 150-acre parcel located 45 Km from Sylvan Lake. Currently used as pasture and rented for the grazing season, this productive property has previously been utilized for a mix of hay and pasture. The land features mostly high, rolling terrain with excellent views, complemented by a few low-lying areas and approximately 20 acres of mature trees in the northeast corner, offering shelter for livestock and wildlife alike. The property is perimeter and cross-fenced, making it well suited for livestock operations, and includes a small dugout, and a water well. Whether you're looking to expand your agricultural operation, build your dream country home, or invest in quality farmland, this versatile quarter offers endless possibilities in a desirable central Alberta location.