



GRASSROOTS
REALTY GROUP

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411048C Buster Creek Road
Rural Clearwater County, Alberta

MLS # A2341326



\$3,100,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: 902.89 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Rocky Mountain House

Basement: -

LLD: 7-41-7-W5

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: See Remarks

The property brings together 206.33 deeded acres and a 696.56 acre Crown grazing lease held under GRL 40417 to April 30, 2035, with a further 68.82 acres of grazing held under a separate private lease. It sits twenty minutes north of Rocky Mountain House with pavement to the driveway. Buster Creek runs through the property and the North Saskatchewan River borders the east side of the grazing lease. The land is rolling pasture and mature forest. The deeded acres are divided into pastures served by three electric stock waterers. The Crown lease carries a rating of 128 animal unit months. Improvements include a log main residence of 5,321 square feet above grade over two floors with a finished basement, a separate second residence, a heated indoor riding arena with attached heated stables of 52 by 80 feet and thirteen stalls, eleven wooden rail corrals, three hay sheds, three horse shelters, and a 32 by 48 foot Quonset shop.