



GRASSROOTS
REALTY GROUP

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On Range Road 6-0
Rural Clearwater County, Alberta

MLS # A2348646



\$725,000

Division:	NONE		
Cur. Use:	Pasture		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	134.19 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Rocky Mountain House
Basement:	-	LLD:	13-41-6-W5
Exterior:	-	Zoning:	Ag
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Pasture

If you're looking for land that has a nice mix of trees and pasture with a couple of springs and surface lease income, here's 134 acres located north of Hwy 12 along the Beaver Flats Road with all of that and more. Access is through the existing lease road on the east side with several nice building sites, good perimeter fencing and quadding and riding trails throughout. There's an abundance of wildlife in the area including deer, moose and elk. Obsidian Energy has a surface lease that pays \$4300 annually, and a lease road with \$2800 in annual income. The land has typically carried 18-22 pairs for 5 months and there are 13 acres that are fenced off and were once a hay field on the north west corner. The owners plan to fence the subdivided 24 acre home site on the north side of the lease road.