



GRASSROOTS
REALTY GROUP

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390039 Range Road 5-4
Rural Clearwater County, Alberta

MLS # A2184539



\$2,364,000

Division: NONE

Type: Residential/Manufactured House

Style: Acreage with Residence, Modular Home

Size: 1,520 sq.ft. **Age:** 2013 (12 yrs old)

Beds: 4 **Baths:** 2

Garage: None

Lot Size: 154.00 Acres

Lot Feat: Back Yard, Corners Marked, Farm

Heating: Forced Air, Natural Gas, Propane, Wood, Wood Stove

Water: Well

Floors: Laminate, Linoleum

Sewer: Open Discharge, Septic Tank

Roof: Asphalt Shingle, Metal

Condo Fee: -

Basement: None

LLD: 4-39-5-W5

Exterior: Metal Frame, Metal Siding, See Remarks, Vinyl Siding, Wood Frame

Zoning: AG

Foundation: Piling(s)

Utilities: Electricity Paid For

Features: Ceiling Fan(s), Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Tables and Chairs, Bleachers, Tack Lockers, Horse Shelters, Attached metal panels, attached metal gates, grooming tractor, groomer, 2 Sheds, 1 SeaCan. furniture in Viewing rm. 12 feeders. A DETAILED LIST of Inclusions can be provided.

A fully operational, income-generating Equestrian & Event facility on 154 acres, priced below appraised value & well below replacement Value! Located on PAVED Hwy 11, just 32 minutes West of Red Deer on PAVEMENT, this turn-key property includes 120 acres of productive HAY LAND & a 25,000 sq ft (100'x250'x20') engineered steel building, purpose-built in 2015. This fully insulated, heated arena features reinforced overhead doors to ensure alternative useage, a temperature-controlled wash bay, private tack room, HRV systems, radiant heaters, and large-scale ventilation—designed to handle commercial-level activity. This exceptional facility currently generates multiple streams of income from boarding, training, haul-in riders, riding clinics, Jumping, Western/Cattle events, 4H Beef & Horse activities and more. Infrastructure includes a 2022- heated 84'x36' barn with 12 Hi-Hog stalls, complete with auto-waterers, a 2022- 80'x40' hay/equipment shed, Steel Pipe paddocks with an approx 65 horse capacity, auto-waterers, fenced and cross-fenced for efficient management. The property is serviced by two water wells, two septic systems, natural gas to the arena & propane to the 2013- 1,520 Sqft 4 Bdrm/2 Bthrm Home and barn. The Viewing lounge with kitchen & accessible bathrooms, enjoys in-floor heat & HRV to add comfort & functionality. The 34'x100' Upper Mezzanine is roughed-in for a kitchen, six bathrooms & two showers—ready for expansion into additional revenue space. Residential option includes a 2013 - 1,520 4 Bedroom modular home or removable to lower the price, with a builder ready to BUILD YOUR CUSTOM DREAM HOME! Paved access on two sides, Mountain views, with major highway infrastructure (Hwy 11

twinning) underway, this strategically located property has a massive growth potential. ALL essential equipment for continued operations is included but can also be excluded for a reduced price. Whether you want to expand, invest, or own privately with some business income on the side, this property delivers value, infrastructure & opportunity—well BELOW appraised Market Value!