

# \$675,000 - Ne-36-36-4-w5m, Rural Clearwater County

MLS® #A2081830

**\$675,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 160.00 Acres

NONE, Rural Clearwater County, Alberta

Quarter section of fenced pasture NW of Spruce view 3.5km off Hwy 766. Property has 2 dugouts some native trees & brush for cover, with cattle gates at the main entrance and quarter separation point, cross fenced for rotational pasturing between quarters. Currently leased for cow calf pairs utilization. Additional adjoining SE-36-36-4-W5M quarter also available MLS# 2080244

## Essential Information

|            |               |
|------------|---------------|
| MLS® #     | A2081830      |
| Price      | \$675,000     |
| Sold Price | \$650,000     |
| Bathrooms  | 0.00          |
| Acres      | 160.00        |
| Type       | Agri-Business |
| Sub-Type   | Agriculture   |
| Status     | Sold          |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | Ne-36-36-4-w5m          |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 1V0                 |

## Amenities



Utilities                      None

**Interior**

Appliances                      None

**Exterior**

Lot Description              Cleared, Brush, Native Plants, Pasture, Private, Rolling Slope, Wetlands

**Additional Information**

Date Listed                      September 22nd, 2023

Date Sold                        May 9th, 2024

Days on Market                229

Zoning                            AG

HOA Fees                        0.00

**Listing Details**

Listing Office                      RE/MAX real estate central alberta

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