

\$589,000 - 380022 Range Road 5-5, Rural Clearwater County

MLS® #A2082764

\$589,000

0 Bedroom, 0.00 Bathroom,
Land on 151.98 Acres

NONE, Rural Clearwater County, Alberta

Welcome to the perfect mix of open pasture land, quiet meadows, mature trees plus 2 dugouts! A PRIVATE treed recreational area, with swings hanging in the trees, set up for target practice AND wooden bar seating surrounding a rustic fire pit. This property is set up for all your needs and wants â€¦ Bring the camper or build!! Not to mention this beautiful piece of land is FULLY cross-fenced, it has a large equipment shed, working corral system and small animal shelter already in place. The property is currently being leased for approx 7000\$ a year in income for excellent cattle grazing. It is centrally located in the Westcountry, perfect to use as Home Base recreationally. Close to hunting and fishing corridors. Or.. bring your own herd and take advantage of the EXCEPTIONAL grass! This is a great opportunity to add to your own land base. You can have it ALL - more farmland - develop a dreamy REC property - build your FOREVER home ... Make this your own piece of paradise!



Essential Information

MLS® #	A2082764
Price	\$589,000
Sold Price	\$535,000
Bathrooms	0.00

Acres	151.98
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	380022 Range Road 5-5
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M1W0

Exterior

Exterior Features	Storage
Lot Description	Many Trees, Meadow, Pasture

Additional Information

Date Listed	September 22nd, 2023
Date Sold	April 30th, 2024
Days on Market	220
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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