

\$2,395,000 - 176 W, Rural Foothills County

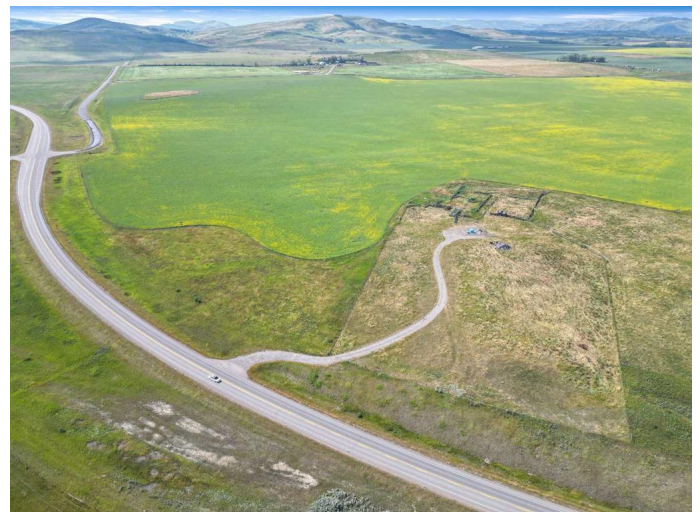
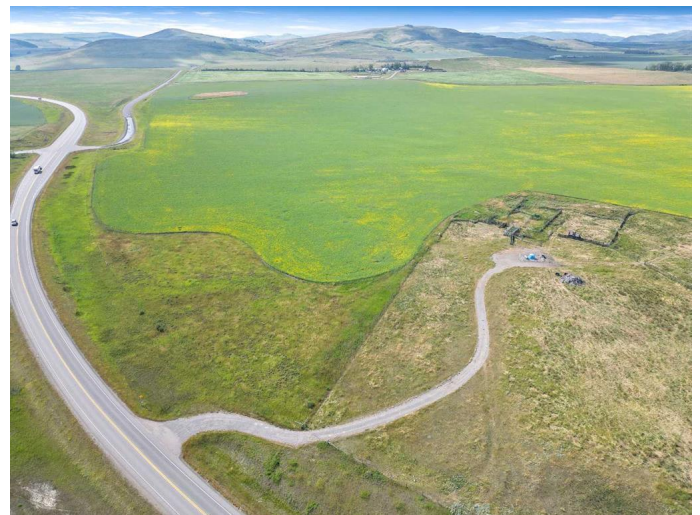
MLS® #A2101391

\$2,395,000

0 Bedroom, 0.00 Bathroom,
Land on 381.31 Acres

NONE, Rural Foothills County, Alberta

Nice mixture of crop land and pasture plus good building sites with views and over half mile of Highwood River frontage. A Total of 381.31 Acres of LAND ONLY. Approximately 150 acres cultivated, 231 acres of pasture and 15 acres Hay-land. Easy access to Hwy 22 (Cowboy Trail) and Longview000. 3 separate titles- NW S17 T18 R2 W5 - 160 Acres, Ptn NE S17 T18 R2 W5 - 67.91 Acres m/l, SW S17 T18 R2 W5 - 153.4 Acres. G.S.T. is payable over and above the purchase price. There is a considerable amount Surface lease on this property. Cattle being watered from a water flood well on the south end of the property. Seller will split the cost of fencing out the SE portion of the section where the house is. . There is NO fence along the river, seller uses electric fence when grazing cattle. Cropland and pasture rented for this season but will be lots of pasture carried over. Seller may consider selling the SW of 17 separately.



Essential Information

MLS® #	A2101391
Price	\$2,395,000
Sold Price	\$2,250,000
Bathrooms	0.00
Acres	381.31
Type	Land
Sub-Type	Recreational
Status	Sold

Community Information

Address	176 W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1H0

Amenities

Is Waterfront	Yes
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Exterior

Lot Description	Few Trees, Pasture, Sloped, Views, Waterfront
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School Information

District	Foothills School Division No. 38
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Additional Information

Date Listed	August 22nd, 2024
Date Sold	December 19th, 2024
Days on Market	118
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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