

\$655,000 - On Highway 54, Rural Clearwater County

MLS® #A2107537

\$655,000

0 Bedroom, 0.00 Bathroom,
Land on 148.00 Acres

NONE, Rural Clearwater County, Alberta

Just over a mile from Caroline, this stunning property offers crown land to the west and northwest, providing ample privacy and direct access to the west country right off the highway. The owner reports the presence of two artesian year-round springs, adding a natural water source to the land. With nearly a full quarter section, you have numerous options for development. Approximately 77 acres are dedicated to hay and grain farming, leaving around 71 acres for other potential uses. Additionally, there’s an oil lease generating approximately \$4,500 per year, subject to change.



Essential Information

MLS® #	A2107537
Price	\$655,000
Sold Price	\$620,000
Bathrooms	0.00
Acres	148.00
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	On Highway 54
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County

Province	Alberta
Postal Code	T0M 0B2

Additional Information

Date Listed	February 13th, 2024
Date Sold	August 16th, 2024
Days on Market	185
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
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