

\$975,000 - Sw-13-21-27 W4, Rural Foothills County

MLS® #A2139992

\$975,000

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

NONE, Rural Foothills County, Alberta

Great Investment holding property, or build your dream home while you harvest and graze! Just 26min South Calgary Health Campus, 15min from Okotoks Overpass QE2 and 22 min from D'Arcy Crossing. This Land Zoned as Agricultural, could be subdivided with County Approval. Currently an estimated 65 acres on the southern part of the land is cultivated. Previously seeded with green feed, currently seeded with canola. An estimated 95 acres on the North end of parcel is pasture land that has a holding pen for loading livestock. A runoff fed dugout on the NE corner that provides water; with an additional solar panel, float and pump your dugout will be complete! Lots of neighbouring water, seller has never had this dugout dry. Winter months the dugout created a space to enjoy a few hockey games! Small fenced area east of pasture by dugout was used for rotation. Approach from the Range Road into parcel. Best of all worlds on this one.. plant your crop, graze your livestock and build your dream home!

Essential Information

MLS® #	A2139992
Price	\$975,000
Sold Price	\$910,000
Bathrooms	0.00
Acres	160.00



Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	Sw-13-21-27 W4
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L0J0

Amenities

Waterfront	See Remarks
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Additional Information

Date Listed	June 8th, 2024
Date Sold	September 28th, 2024
Days on Market	110
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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