

\$675,000 - Township Road 40-0, Rural Clearwater County

MLS® #A2149196

\$675,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 154.39 Acres

NONE, Rural Clearwater County, Alberta

In the heart of farming community is 154 acres of cleared mixed farmland with 30 acres in hay, 32 acres alfalfa, the balance pasture land with 4 paddocks all diverging to the water well solar watering station. Land is fully fenced /cross fenced and offer a dug out. Added bonus of revenue from an onsite oil field compressor station. Close proximity to town and pavement. There has been one acreage subdivided out of the full quarter leaving the balance of the land on this sale of 154.39 acres.

Essential Information

MLS® #	A2149196
Price	\$675,000
Sold Price	\$625,000
Bathrooms	0.00
Acres	154.39
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	Township Road 40-0
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County



Province	Alberta
Postal Code	T4T 2A1

Additional Information

Date Listed	July 13th, 2024
Date Sold	July 22nd, 2024
Days on Market	9
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.