

\$784,500 - On Township Road 413, Rural Clearwater County

MLS® #A2158779

\$784,500

0 Bedroom, 0.00 Bathroom,
Land on 153.00 Acres

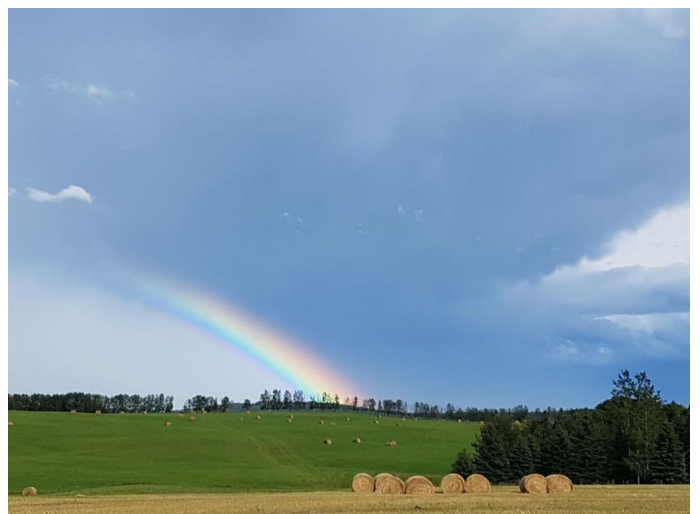
NONE, Rural Clearwater County, Alberta

"Discover What This Bare Land Package Has to Offer in Central Alberta" This property boasts a year round spring fed creek and a spring fed pond. [is a water source for 12-15 cow calf pair every summer / and supports 3-5 bulls year round. Natural dugout on the north east side has always been full.] Offering a versatile quarter section which has pasture / trees / approx 112 acres of hay land. Newer fencing and cross fencing for easy livestock management. This property also provides an estimated oil revenue of \$7,500, making it a smart investment. Whether you wanted to build your dream home / farm / raise animals / or simply enjoy the scenic beauty while earning passive income, this property has it all. Donâ€™t miss your chance to own this magnificent piece of landâ€™Easy to view!

Essential Information

MLS® #	A2158779
Price	\$784,500
Sold Price	\$685,000
Bathrooms	0.00
Acres	153.00
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information



Address	On Township Road 413
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

Additional Information

Date Listed	August 30th, 2024
Date Sold	December 18th, 2024
Days on Market	110
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Realty Executives Alberta Elite
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