

# \$775,000 - Range Road 73, Rural Clearwater County

MLS® #A2219052

**\$775,000**

0 Bedroom, 0.00 Bathroom,  
Land on 146.14 Acres

NONE, Rural Clearwater County, Alberta

Looking for hay or pasture land? This 148 acre parcel is only a few miles south of Rocky and is divided into 6 fenced fields. Each field ranges from 13.7 to 38.7 acres and is variously planted with a combination of orchard grass, Garrison Foxtail with some Birdsfoot Trefoil, clover, alfalfa and reed canary grass. Soil is gray wooded and consistently generates about four hundred (400) 1200 lb round bales per year. The property includes an 8 acre spruce/poplar bush, 3 large and 1 seasonal dugout, and a capped water well drilled at 50 feet with a flow rate of 20 gpm. Exterior of this parcel is 7 and 8 foot 6x6 page wire on 6-8" wood or 2 5/8" metal posts. There are nine (9) 16 ft gates to easily move equipment and livestock around the parcel and a county access from Everdell Road (RR 73). This parcel currently generates \$7400 in lease revenue per year.

## Essential Information

MLS® #	A2219052
Price	\$775,000
Bathrooms	0.00
Acres	146.14
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information



Address	Range Road 73
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 1A0

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	104
Zoning	AG

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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