$850,000 - 381040 Range Road 4-5, Rural Clearwater County

MLS® #A2251640

$850,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 159.88 Acres

NONE, Rural Clearwater County, Alberta

FULL quarter on a no exit road. The property is perimeter fenced, allowing about 120 acres of pasture; at one point 60 acres was in hay. There are two sets of services on the property. The oil revenue for 2024 was $1636.34. The first area when you enter the gate is an old modular home with power, well, sewer and propane tank. The home would need substantial work to make it livable . The second set of services is to the shed (20X30) near the center of the property with a well and power. Near the center of the quarter is a cute 20X30 cabin sitting on steel pilings; with a full wrap-around deck wired for a generator & propane, & holding tank for water. On the quarter is an old fish pond, dug-outs, & a man-made stream. Property has stands of trees throughout. Semi-storage unit is included. This property has a mix of opportunity.

Essential Information

MLS® #	A2251640
Price	$850,000
Bathrooms	0.00
Acres	159.88
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address   381040 Range Road 4-5

Subdivision   NONE

City   Rural Clearwater County

County   Clearwater County

Province   Alberta

Postal Code   T0M 0X0

Amenities

Utilities   Electricity Available, Propane, Sewer Available, Water Available

Additional Information

Date Listed   August 26th, 2025

Days on Market 46

Zoning   A

Listing Details

Listing Office   Royal LePage Tamarack Trail Realty