

\$1,050,000 - On Range Road 6-0, Rural Clearwater County

MLS® #A2232427

\$1,050,000

0 Bedroom, 0.00 Bathroom,
Land on 231.78 Acres

NONE, Rural Clearwater County, Alberta

Here's a unique opportunity for a large parcel of land... 231 acres on one title that's been intentionally managed for many years as a successful intensive rotational grazing operation. The property has two water wells and is parcelled into 9 separate pastures with water lines running throughout and a very efficient way to rotate the livestock around the property. Additional revenue includes 2 leases on the property, one with Signalta Resources that pays \$4236/year and another with Harvest Energy that pays \$5000/year plus a Trans Canada pipeline that pays \$1172/year. Note the pasture is rented for the 2025 season.



Essential Information

MLS® #	A2232427
Price	\$1,050,000
Bathrooms	0.00
Acres	231.78
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	On Range Road 6-0
Subdivision	NONE
City	Rural Clearwater County

County	Clearwater County
Province	Alberta
Postal Code	T0M 1H0

Additional Information

Date Listed	June 22nd, 2025
Days on Market	5
Zoning	Ag

Listing Details

Listing Office	RE/MAX real estate central alberta
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