

On Hwy 761  
Rural Clearwater  
County, AB T0M 1H0



**VIRTUALPROPERTY INC.**

#6, 7459, 49 Avenue, Red Deer, Alberta T4P 1N2  
Phone: 403.347.1914

www.VirtualPropertyInc.com Email: DR@VirtualPropertyInc.com

**PRICE: \$795,000.00**

**MLS #: A202040**

**LEGAL: SE-35-37-5 W5**

**BARE LAND: 152.87 ACRES**

**TAXES: \$107.38 / 2022**

**OIL REVENUE: \$13,400/Year**

**MAJOR USE: HAY & CROP**

**115 ACRES HAY**

**10 ACRES WASTE LAND**

**27 ACRES TREES**

**MOUNTAIN VIEW**

**DIRECTIONS:**

6.5 Miles south of Highway 11  
on Highway 761 Property is on  
the West Side.

