

on Hwy 761 Highway Rural Clearwater County, AB TOM 1M0

Agri-Business
Active [A2020240](#)

W: 5 R: 5 T: 37 S: 35 Q: SE **DOM:** 84 **LP:** \$795,000.00
PD: **OP:** \$750,000.00



Trans Type:	For Sale	LP/Acre:	\$5,200.50
City:	Rural Clearwater County	Tax Amt/Yr:	\$107.38/2022
Business Type:		Lot Sz Acre:	152.87
Bldg Type:		Lot SqFt:	6,659,017
Lse Rate Com:		Add Parcels:	No
County:	Clearwater County	RMS SQFT:	
Subdivision:	NONE	LP/SF:	
Sewer:			
Nearest Twn:	Rocky Mountain House		
Possession:	Immediate		
LINC#:	0030038996		
Legal Pln:		Blk:	Lot:
Zoning:	A	Tax Roll:	
Title to Lnd:	Fee Simple	Exclusn/SRR:	No/No
Reports:	None		
Restrictions:			

Previous Tenant Usage:

Public Remarks: 153 acres on pavement 18 miles South East of Rocky Mountain House on Hwy 761. This property has an amazing mountain view . 27 acres of trees, 115 acres of hay land that could be cultivated to turn into crop and 10 acres of Waste land . Three leases on the property provide approx. \$13,400 in annual oil field revenue (The previous real estate brokerage rumored that one of the oil field agreements was in the process of being abandoned. The current owner has not received any notification to validate this rumor.) This property will make a great hobby farm for horses, chickens or other livestock. The land currently produces hay or pasture. The mountain view provides several beautiful spots to build your dream home on pavement, with trees for privacy, million dollar views, 20 minutes from town and a great neighborhood. Please Note: This listing is being administered for online auction by VPIAuctions. Sale terms: "Sold As Is Where Is"; "All Sales Are Final "; 10% non refundable deposit upon being declared high bidder and meeting or exceeding the reserve price. Auction starts Tuesday April 25, 2023 and ends approximately 2:30 April 28, 2023. See Listing Brokerage for Details.

Directions: 6.5 miles south of Hwy 11 on 761. Property on the west side.

Property Information

Fencing:		Road Frontage:	Highway, Municipal Road
911 Address:		HOA/Sched:	
Utilities:			
HOA Incl:			
Goods Exclude:	none		
Access Feat:			
Goods Include:	none		
Appliances:	None		

Agri Business

Water Supply:		Soil Type:	Heavy, Limitations - Moderately Severe, Mixed Soil Type, Soil Report Available, Peat
Acres Cleared:	115.00	Reg Watr Rghts:	
Acres Cultivatd:		Lse Op Cost SF:	
Acres Fenced:		Lease SqMtr:	
Acres Freehold:			
Acres LseHold:			
Acres Pasture:	115.00		
Lse Op Cost Inc:			
Major Use :	Pasture		

Residential Buildings

Beds Total:		Style of Home:		Foundation:
Baths Total:		Basement:		
Total FI SF:		Outbuildings:		
Year Built:				

Printed Date: 04/13/2023 11:33:55 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

