

**615 Clearwater Estates Way Rural Clearwater County, AB T4T 2A2**

**Land**  
**Active**

**A1244029**

W: 5 R: 7 T: 38 S: 35 Q: NW **DOM:** 59 **LP:** \$260,000.00  
**PD:** **OP:** \$260,000.00



<b>Class:</b>	Residential Land	<b>LP/Acre:</b>	
<b>County:</b>	Clearwater County	<b>Type:</b>	
<b>City:</b>	Rural Clearwater County	<b>District:</b>	
<b>Levels:</b>		<b>Tax Amt/Yr:</b>	\$419.38/2022
<b>Subdivision:</b>	Clearwater Estates		
<b>LINC#:</b>	<a href="#">0032883274</a>		
<b>Outbuildings:</b>	None/		
<b>Rd Frontage:</b>	Municipal Road	<b>Lot Size:</b>	0.80 Ac
<b>Zoning:</b>	CR	<b>Lot:1</b>	
<b>Legal Pln:</b>	0740218	<b>Blk:</b>	1

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<b>Title to Lnd:</b>	Fee Simple	<b>Ownership:</b>	
<b>Exclusion:</b>	No	<b>SRR:</b>	No
<b>Sewer/Septic:</b>	Septic Tank	<b>Condo:</b>	No
<b>Disclosure:</b>	No Disclosure		
<b>Reports:</b>	None		
<b>Restrictions:</b>	None Known		

**Public Remarks:** This incredible bare Acreage fronts onto Water Front Reserve of the Clearwater River and will be sold by online auction (VPiAuctions.com). Sale date starts 9:am September 26, 2022 and ends on 11:am October 1, 2022 Acreage has a new water well, septic tank and single phase power. Natural gas is to the property line. The River front is close to a creek that flows into the river increasing the quality of your fishing experience. The property is substantially higher than the river or creek and slopes down to the water providing good access and water views. Currently the property has a holiday trailer on it. The property is being sold as a bare lot. Flagging on the trees marks the approximate boundary locations. (.8 of an acre) This Property is cleared, serviced and ready to build your quiet, serene, dream, estate home 5 minutes south of Rocky Mountain House. Don't miss this once in a lifetime opportunity. Auction rules "ALL SALES ARE FINAL AND AS IS WHERE IS" There is no fee to bid. "SUCCESSFUL HIGHBIDDER MUST PROVIDE A 10% NOREFUNDABLE DEPOSIT TO THE LISTING BROKERAGE UPON BEING DECLARED THE HIGHBIDDER OF THE AUCTION PROPERTY.

**Directions:** Address pin on "VirtualPropertyInc.com" website address map MLS number A1244029

**Property Information**

<b>Fencing:</b>	None	<b>Water Supply:</b>	Well
<b>911 Addr:</b>		<b># Parcels:</b>	
<b>Dist to Trans:</b>		<b>Dist to School:</b>	5 miles
<b>Irrigation Eqp:</b>		<b>Farm Eqp Inc:</b>	
<b>Road Access:</b>	Paved	<b>Front Length:</b>	
<b>Lot Dim:</b>		<b>Lot Depth:</b>	M'
<b>Front Exp:</b>		<b>Local Imprv:</b>	
<b>Water GPM:</b>	2	<b>Acres Cleared:</b>	0.50
<b>Depth of Well:</b>	240	<b>Acres Irrigat:</b>	
<b>Reg Wtr Rgt:</b>	No	<b>Acres Fenced:</b>	
<b>Bus Service:</b>	No	<b>Acres Cultivtd:</b>	
<b>Elem School:</b>		<b>Acres Pasture:</b>	
<b>Jr/Mid Schl:</b>		<b>Acres Lsehld:</b>	
<b>High School:</b>		<b>Acres Treed:</b>	0.30
<b>Amenities:</b>		<b>Total Acres:</b>	0.80
<b>Utilities:</b>	Electricity Available, Natural Gas Available, See Remarks, Water Paid For		
<b>Access Feat:</b>			

**Printed Date:** 09/26/2022 1:40:32 PM

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