

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

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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 | 2               |
| Zoning         | Ag              |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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