

# **\$1,100,000 - 5-4 Township, Rural Pincher Creek No. 9, M.D. of**

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MLS® #A2248528

**\$1,100,000**

0 Bedroom, 0.00 Bathroom,  
Land on 152.50 Acres

NONE, Rural Pincher Creek No. 9, M.D. of,  
Alberta

Donâ€™t wait on this one! This is a rare opportunity to own 152.5 acres of lush, productive grazing land just south of Pincher Creek, with abundant water and a stunning mountain backdrop. Whether youâ€™re looking for an investment, a site to build your dream homestead, or extra capacity for your herd with both hay production and grazing, this property delivers.

The land is well-fenced with multiple cross-fences and offers a balanced mix of open pasture and tree stands that attract wildlife. Two picturesque ponds add to the charmâ€”one with an elevated upper bench overlooking the valley and mountains, perfect for a future building site or a private retreat. Municipal road access is available on both the north and west sides.

An additional 6.47-acre parcel with a 2,000 sq. ft. home, heated shop, and cold storage is also available to purchase as part of a package. See MLS# A2248418 for details.



## **Essential Information**

MLS® #	A2248528
Price	\$1,100,000
Bathrooms	0.00

Acres	152.50
Type	Land
Sub-Type	Commercial Land
Status	Active

### Community Information

Address	5-4 Township
Subdivision	NONE
City	Rural Pincher Creek No. 9, M.D. of
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

### Additional Information

Date Listed	August 13th, 2025
Zoning	AG

### Listing Details

Listing Office	Real Estate Centre - Fort Macleod
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