

\$12,580 - 5;9;39;23;ne, Rural Clearwater County

MLS® #A2267049

\$12,580

0 Bedroom, 0.00 Bathroom,
Land on 479.40 Acres

NONE, Rural Clearwater County, Alberta

AUCTION " LOT #1A

479 +/- Acre Grazing Lease Located in
Clearwater County

***This property is being sold by
UNRESERVED ONLINE AUCTION through
PREMIER AUCTIONS. Bidding starts on
NOVEMBER 18th, 2025 and ends on
NOVEMBER 25th, 2025. Property is SOLD to
the HIGHEST BIDDER. No offers will be
accepted before. Buyer's due diligence
must be done prior to auction day. All bidders
must register with Premier Auctions. 1.7%
Buyer's Premium in effect for all Real Estate
purchases. ***

This is a rare opportunity to secure three
connected quarters of Alberta Government
Crown lease land West of Rocky Mountain
House.

Quarter 1 is 160 acres and is located
NE-23-39-09 W5

Quarter 2 is 159.40 acres and is located
NW-23-39-09 W5

Quarter 3 is 160 acres and is located
NW-24-39-09 W5

One Grazing Lease (GRL 990049) that
includes all three quarters of land totaling
479.40 acres. The lease has a fresh 10-year
renewal that expires in 2036, lease can be
renewed every 10 years for \$420. Annual
taxes are \$88.71/year. 147 AUM's, with
additional stumping the AUM's could be
increased. All 3 quarters have good access to



water for cattle. Oilfield lease revenue on Quarter 1. Cattle handling set up on Quarter 2.

*List price is 2024 farmland tax assessment and has no bearing whatsoever on auction sale price. This property is being sold 100% unreserved and will sell to the highest bidder on sale day. The sale price represents the leasehold interest value and improvements, not land value.

**Sale subject to Alberta Environment and Protected Areas (AEP) approval of transfer to buyer.

Essential Information

MLS® #	A2267049
Price	\$12,580
Bathrooms	0.00
Acres	479.40
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	5;9;39;23;ne
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 2H0

Amenities

Waterfront	Creek
------------	-------

Additional Information

Date Listed	October 29th, 2025
Days on Market	1

Zoning AG

Listing Details

Listing Office RE/MAX Key

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.