

**ON TWP 381 & RR 84
Rural Clearwater County, Alberta**

MLS # A2198954



\$799,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. **Age:** -

Beds: - **Baths:** -

Garage: -

Lot Size: 144.76 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Rocky Mountain House

Basement: -

LLD: 9-38-8-W5

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Barley, Beef, Bison, Calf, Canola, Cow, Equestrian, Goat, Grain, Hay, Hobby Farm, Land Only, Logging/Forestry, Mixed, Pasture, Recreational, See Remarks, Wheat

Set against the breathtaking backdrop of the Rocky Mountains, this 141-acre farm property near Cow Lake, Alberta, offers a rare blend of agricultural opportunity, natural beauty, and passive income. Positioned atop a gentle hill, the land provides sweeping panoramic views of the surrounding countryside, making it an ideal setting for those looking to embrace a rural lifestyle while remaining close to essential amenities. A key feature of this property is its oil and gas lease site, which generates \$6,500 annually, offering a steady source of income. Additionally, 46 acres of cultivated hay production make this land well-suited for farming operations, whether for personal use or commercial purposes. The remaining acreage includes a mix of moose meadow and mature timber, providing excellent habitat for local wildlife and the potential for outdoor recreation. The property is fully fenced, making it ideal for livestock operations or continued agricultural use. A designated build site is already serviced with power, and access to a shared drilled well ensures a reliable water source for future development. Whether you envision constructing a dream home or expanding a working farm, the essential infrastructure is already in place. Located just a short drive from Rocky Mountain House, this property is situated in one of Alberta's most sought-after agricultural regions. The area's fertile soil and favorable climate support a diverse range of farming operations, including cattle ranching, hay production, and mixed farming. Clearwater County is known for its strong agricultural community and provides access to essential farming services, local markets, and feed suppliers. Beyond its agricultural potential, the property's proximity to Cow Lake and the Rocky Mountains offers year-round recreational opportunities, including fishing, hiking, and horseback

riding. The natural beauty of the region, combined with its strong farming heritage, makes this an exceptional opportunity for those looking to invest in a piece of Alberta's rich rural landscape. Whether you're looking for a productive farm, a scenic retreat, or an investment with income potential, this 141-acre property near Cow Lake offers a perfect blend of practicality and natural charm.