

# \$425,000 - 831073 Rge Rd 61, Rural Clear Hills County

MLS® #A2182812

**\$425,000**

5 Bedroom, 2.00 Bathroom,  
Agri-Business on 0.00 Acres

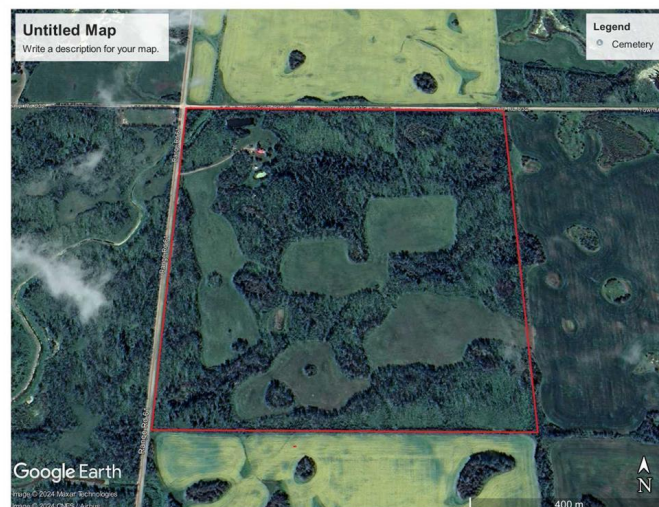
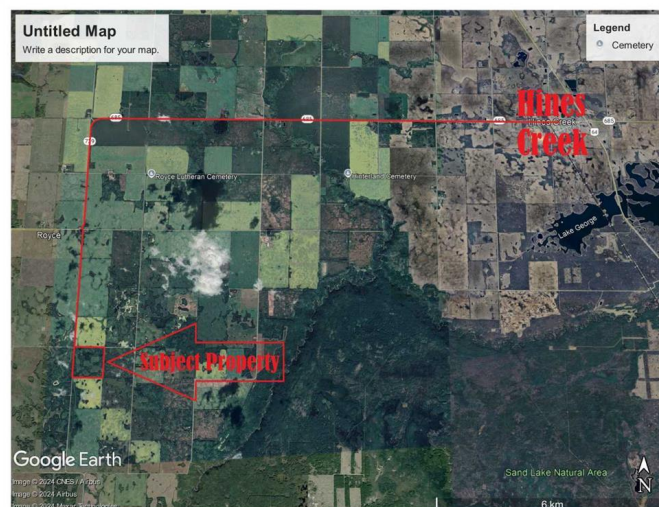
NONE, Rural Clear Hills County, Alberta

**LIVE IN PERFECT HARMONY WITH NATURE.**- Beautiful country living, located west of Hines Creek. 161 acre quarter section.

Over 2100 sq. ft. 5 bedroom house, surrounded by trees and wildlife with approximately 63 acres cleared and seeded into alfalfa and timothy pasture mix. Produces approximately 80 to 100 bales per year. With the small fields winding in and about the trees it is a perfect hunting property. The land can be rented out, the house rented out and excellent hunting property is left for the hunter. Great for the farm life also as it has 2 dugouts offering plenty of water, mature Saskatoon bushes, raspberries bushes and apple trees. A large greenhouse is attached to the house offering easy access from the house. A newer water system was installed in the fall. Easily able to switch from dugout to potable water. Newer water pump and pressure tank approximataelly 2 years old. Call now for your own private viewing.

## Essential Information

MLS® #	A2182812
Price	\$425,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Acres	0.00
Type	Agri-Business



Sub-Type	Agriculture
Status	Active

**Community Information**

Address	831073 Rge Rd 61
Subdivision	NONE
City	Rural Clear Hills County
County	Clear Hills County
Province	Alberta
Postal Code	T0H 2A0

**Additional Information**

Date Listed	December 23rd, 2024
Days on Market	227
Zoning	AG-1

**Listing Details**

Listing Office	Royal LePage Mighty Peace Realty
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