

\$799,000 - 381040 Range Road 4-5, Rural Clearwater County

MLS® #A2251640

\$799,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 159.88 Acres

NONE, Rural Clearwater County, Alberta

FULL quarter on a no exit road. The property is perimeter fenced, allowing about 120 acres of pasture; at one point 60 acres was in hay. There are two sets of services on the property. The oil revenue for 2024 was \$1636.34. The first area when you enter the gate is an old modular home with power, well, sewer and propane tank. The home would need substantial work to make it livable . The second set of services is to the shed (20X30) near the center of the property with a well and power. Near the center of the quarter is a cute 20X30 cabin sitting on steel pilings; with a full wrap-around deck wired for a generator & propane, & holding tank for water. On the quarter is an old fish pond, dug-outs, & a man-made stream. Property has stands of trees throughout. Semi-storage unit is included. This property has a mix of opportunity.



Essential Information

MLS® #	A2251640
Price	\$799,000
Bathrooms	0.00
Acres	159.88
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	381040 Range Road 4-5
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0X0

Amenities

Utilities	Electricity Available, Sewer Available, Water Available, Propane
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Additional Information

Date Listed	August 26th, 2025
Days on Market	69
Zoning	A

Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
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