

381040 Range Road 4-5
 Rural Clearwater County, Alberta

MLS # A2251640



\$799,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	159.88 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Condor
Basement:	-	LLD:	7-38-4-W5
Exterior:	-	Zoning:	A
Foundation:	-	Utilities:	Electricity, Propane, Sewer, Water
Features:	-		

Major Use: Hay, Pasture, Recreational

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.