

**39-3 Township Road
Rural Clearwater County, Alberta**

MLS # A2270523



\$675,000

Division:	NONE
Lot Size:	150.86 Acres
Lot Feat:	-
By Town:	Rocky Mountain House
LLD:	21-39-5-W5
Zoning:	AG
Water:	Spring
Sewer:	-
Utilities:	-

Discover 150 acres of opportunity east of Rocky Mountain House -a perfect blend of productive farmland (approx. 30 acres), and pastures to support 30 cow/calf pairs all generating steady rental income in past years. The property also includes annual oilfield revenue of \$3225, adding to the appeal of a smart investment. Explore the rest of the land and you'll find a stunning mix of mature forest, open meadows, and natural seasonal spring water source-ideal for livestock, recreational or simply enjoying peaceful surroundings. Whether you're expanding your agricultural operation or seeking a private retreat in Alberta's West Country, this property offers both potential and adventure in every direction.