

**390039 Range Road 5-4**  
**Rural Clearwater County, Alberta**

**MLS # A2100749**



**\$2,364,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Agricultural, Cattle, Commercial, Horses, Livestock, Pasture, See Remarks		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	None		
<b>Lot Size:</b>	138.00 Acres		
<b>Lot Feat:</b>	Cleared, Few Trees, Landscaped, No Neighbours Behind, Pasture, Sloped D		

<b>Heating:</b>	Forced Air, Propane, Wood, Wood Stove	<b>Water:</b>	Dugout, Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Holding Tank, Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Near Town:</b>	Alhambra
<b>Basement:</b>	None	<b>LLD:</b>	4-39-5-W5
<b>Exterior:</b>	-	<b>Zoning:</b>	AG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber C
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		
<b>Major Use:</b>	Barley, Cow, Equestrian, See Remarks		

An exceptional Equestrian or Commercial facility on 138 acres, with 104 acres of productive hay land. Ideally located off paved Hwy 11 High Load Corridor & RR 5-4, just 32 mins W of Red Deer & Hwy 2, and 12 mins E of Rocky Mountain House. The 25,000 sq ft (100x250x20) engineered steel Arena, built in 2015, is heated, insulated, and event-ready, featuring large overhead doors, a temp-controlled wash bay, private tack room, staging areas, radiant heat, HRVs & industrial fans. Currently hosting income-producing events—reining, jumping, 4H, Gymkhana, ranch roping, clinics & boarding. Supported by 15 pens, 10 paddocks & 5 auto-waterers. The In-Floor heated Viewing Lounge has a kitchen & 2 accessible Bthrms. 2022 Barn (84x36) with 12 stalls, enjoy auto-waterers, radiant heat & attached 14ft lean-to; 80x40 Hay/Equipment shed (2022) plus 8 pipe pens. Fully fenced & cross-fenced with 2 wells & 2 septic systems. Includes a 2013 Modular Home (1,520 sq ft, 4 bdrm) but can be excluded for a reduced price if you want to build your DREAM HOME. Beautifully landscaped with over 1,000 trees, mountain views & paved access on 2 sides. Twinning of Hwy 11 (2025) will strategically boost the value of this investment! Turnkey operation or private retreat option. See MLS A2193375 (Commercial Land & Buildings Only).