

\$1,200,000 - 61034 Rge Rd 185, Rural Warner No. 5, County of

MLS® #A2222264

\$1,200,000

6 Bedroom, 4.00 Bathroom,
Agri-Business on 160.00 Acres

NONE, Rural Warner No. 5, County of, Alberta

Rare opportunity to own a 160 acres of tame grass within 30 minutes of the City of Lethbridge. The home boast over 2400sq/ft with 6 bedrooms, 4 bathrooms functional layout for the growing family, with lots of natural light and vaulted ceilings along with a double car attached. A 40x60 heated shop, livestock facilities, corrals, fenced and multiple other out buildings make this property a fully functioning ranching/farming operation which also has a back up Onan generator with automatic transfer switch(in the event of a power outage). The sources of water consist of dugout, creek, well and cistern(5000 gals) providing ample water throught the property. This is your chance to own a small farming operation, where you are fully equipped and self sufficient to explore the many ways to produce good income. This property is located on a dead end road 25 miles south of Lethbridge, 1 and a half miles off highway #4.



Essential Information

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|------------|-------------|
| MLS® # | A2222264 |
| Price | \$1,200,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Acres | 160.00 |

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|----------|---------------|
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 61034 Rge Rd 185 |
| Subdivision | NONE |
| City | Rural Warner No. 5, County of |
| County | Warner No. 5, County of |
| Province | Alberta |
| Postal Code | T0K 1P0 |

Exterior

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|-----------------|--|
| Lot Description | Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Pasture, Secluded |
|-----------------|--|

Additional Information

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| Date Listed | May 16th, 2025 |
| Days on Market | 45 |
| Zoning | Agricultural |

Listing Details

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|----------------|---------------------------|
| Listing Office | BERNIE SCHMID REALTY LTD. |
|----------------|---------------------------|

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