

\$1,050,000 - On Township Road 39-4, Rural Clearwater County

MLS® #A2232427

\$1,050,000

0 Bedroom, 0.00 Bathroom,
Land on 231.78 Acres

NONE, Rural Clearwater County, Alberta

Here's a unique opportunity for a large parcel of land... 231 acres on one title that's been intentionally managed for many years as a successful intensive rotational grazing operation. The property has two water wells and is parcelled into 9 separate pastures with water lines running throughout and a very efficient way to rotate the livestock around the property. Additional revenue includes 2 leases on the property, one with Signalta Resources that pays \$4236/year and another with Harvest Energy that pays \$5000/year plus a Trans Canada pipeline that pays \$1172/year. Note the pasture is rented for the 2025 season.



Essential Information

MLS® #	A2232427
Price	\$1,050,000
Bathrooms	0.00
Acres	231.78
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	On Township Road 39-4
Subdivision	NONE
City	Rural Clearwater County

County	Clearwater County
Province	Alberta
Postal Code	T0M 1H0

Additional Information

Date Listed	June 22nd, 2025
Days on Market	18
Zoning	Ag

Listing Details

Listing Office	RE/MAX real estate central alberta
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